

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES
Staff Report

Conditional Use Permit for establishment of a Youth Camp & Type 2 Design Review

April 27, 2026

FILE NUMBER: CU 25-166 & DR 25-166-01

PLANNER: Kate J. McGuire, Planning Director

APPLICANT: Benjamin Cruz, Rain River Stormwater Solutions

OWNER: HOUSE OF GOD MINISTRY

SITE LOCATION: 66845 Nehalem Hwy N., Vernonia, OR 97064

MAP No.: 6434-00-00600 and 6433-00-00100

ASSESSORS TAX ID No.: 25077 and 25064

NATURE OF APPLICATION: A request to authorize a Conditional Use Permit to establish a Youth Camp on the subject property, in accordance with the requirements of Oregon Administrative Rules (OAR) 660-006-0031.

RECOMMENDATION: **APPROVAL** with Conditions.

I. APPLICABLE REVIEW CRITERIA OF THE COLUMBIA COUNTY ZONING ORDINANCE and OREGON ADMINISTRATIVE RULES (OAR):

SECTION 200	General Provisions
SECTION 505	Conditional Uses in the Primary Forest – 80 (PF-80) zone
SECTION 507	Siting of Dwellings and Structures
SECTION 508	General Review Standards
SECTION 509	Standards of Development
SECTION 510	Fire Siting Standards for Dwellings, Structures and Roads
SECTION 1100	Flood Hazard
SECTION 1170	Riparian Wetlands – Water Quality – F&W Habitat Protection
SECTION 1190	Big Game Habitat Overlay
SECTION 1300	Signs
SECTION 1400	Off Street Parking and Loading
SECTION 1450	Traffic Impact Analysis
SECTION 1503	Conditional Uses
SECTION 1550	Site Design Review
(OAR) 660-006-0031:	Youth Camps

II. PROPERTY INFORMATION:

- A. LOT SIZE:** 6434-00-00600 = 74.62 +/- acres and 6433-00-00100 = 29 +/- acres, for a total area equaling 103.62 +/- acres
- B. ZONING:** Primary Forest – 80 (PF-80)
- C. FIRE PROTECTION:** Mist-Birkenfeld Joint Rural Fire Protection District (MB RFPD)
- D. CPAC:** Birkenfeld-Mist
- E. ACCESS:** Directly from Nehalem Highway, an ODOT facility (Road Functional Classification: Major Collector – State Highway).
- F. OVERLAYS:** Riparian Areas, Wetlands, Floodplain, Peripheral Big Game Habitat
- G. PREVIOUS LAND USE ACTIONS:** FMP 07-01, a Forest Management Plan to allow for a single-family dwelling and CU 07-17, a Conditional Use Permit to construct a 4-room seasonal hunting lodge.
- H. CURRENT LAND USE:** Seasonal Hunting Lodge approved through CU 07-17.

III. SUMMARY OF THE PROPOSAL and BACKGROUND INFORMATION:

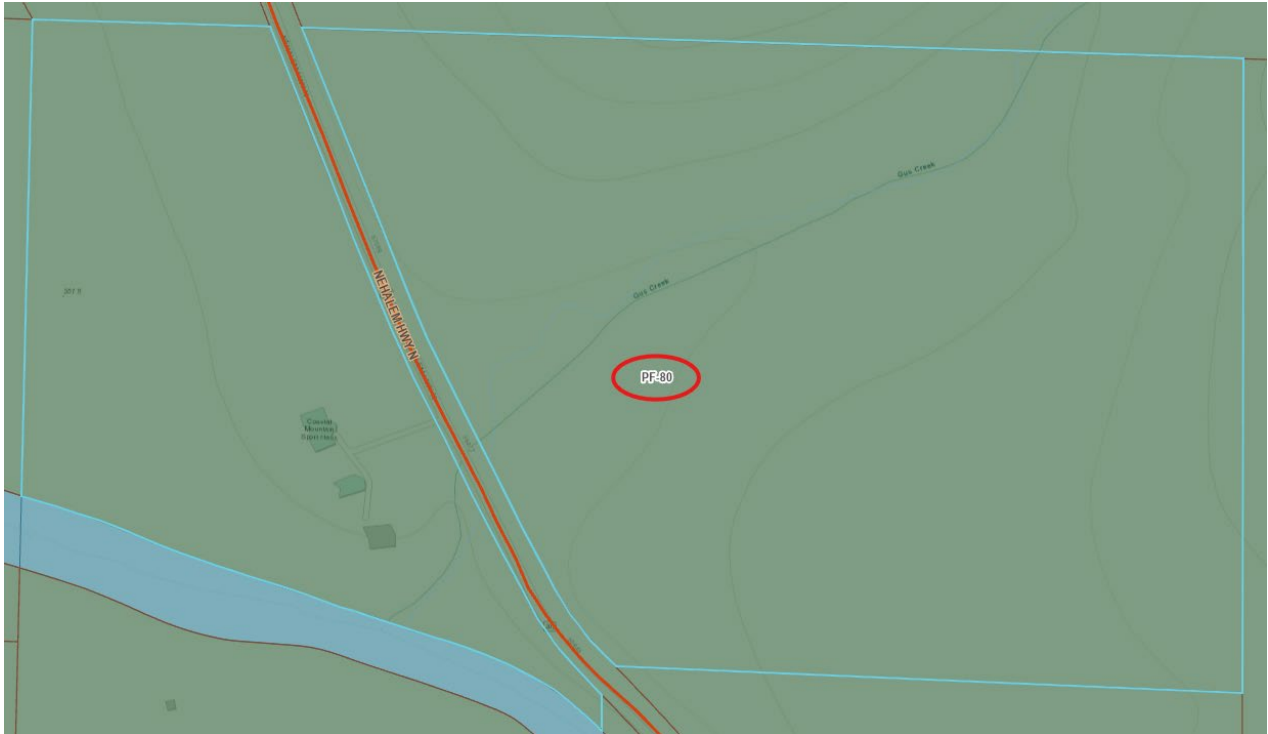
The proposal is a request for approval of a Conditional Use Permit to develop a Youth Camp pursuant to the provisions of Oregon Administrative Rule (OAR) 660-006-0031. The subject properties (Map ID No.: 6434-00-00600 / Tax Account No.: 25077 and Map ID No.: 6433-00-00100 / Tax Account No.: 25064) are a combined total of 103.62 +/- acres, zoned Primary Forest – 80 (PF-80) with land area existing on both sides of the Nehalem Hwy. Per the applicant’s submittal:

“The development for the Youth Camp that will occur on the east 47.89-acre portion of project taking direct access onto Nehalem Hwy N. that is a public highway, utilizing an existing gravel access approach that will be improved to meet ODOT approach standards and extend onsite to the proposed youth camp facilities. The youth camp facilities will consist of Youth Camp Lodge, (2) Cabins, (6) Sleeping Houses and (3) gazebos with associated access, parking and maneuvering infrastructure. The youth camp facilities proposed to utilize a septic system and private well and storm facilities to serve the project. Additionally, a pond has been proposed with this project that will provide water supply for emergency fire fighting.

Upon completion of project permitting project constructed will being in summer 2026 and be completed in summer of 2027. The project will be constructed in one phase.”

The submitted site plans identify that physical/structural development of the Youth Camp facility is proposed only on tax lot 600, and primarily on the eastern side of Nehalem Hwy.

~ ZONING MAP ~



Upon acceptance of the application, notice of the proposal was sent to the Birkenfeld-Mist Citizen Planning Advisory Committee (CPAC), all potentially affected agencies, and all surrounding property owners within 750' of the exterior boundaries of the subject property. The notice provided an opportunity to comment on the proposal, any comments received are incorporated as part of this record.

The proposal seeks approval of a Conditional Use (CU) and associated Type 2 Site Design Review (DR) for construction of the conditional use (Youth Camp) once approved. Both CU and Type 2 DR applications are appropriately reviewed by the Planning Commission pursuant to CCZO §1603 and §1552, respectively. Analysis of the proposal and how it complies with relevant provisions of the CCZO and applicable OAR, or how the proposal has demonstrated feasibility for compliance with applied conditions of approval, are addressed within this staff report.

IV. FINDINGS OF CONFORMANCE WITH THE APPLICABLE STANDARDS & CRITERIA OF THE COLUMBIA COUNTY ZONING ORDINANCE (CCZO) and OREGON ADMINISTRATIVE RULES (OAR) 660-006-0031:

SECTION 500: PRIMARY FOREST – 80 (PF-80)

§ 505 Conditional Uses:

- .11 Youth Camps as defined and provided for in OAR 660-006-0031.

FINDING / CONCLUSION: Demonstration of compliance with the criteria of OAR 660-006-0031 or feasibility to demonstrate compliance with applied conditions of approval, is addressed directly below.

OAR 660-006-0031 Youth Camps:

- (1) A youth camp may be established in compliance with the provisions of this rule. The purpose of this rule is to provide for the establishment of a youth camp that is generally self-contained and located on a parcel suitable to limit potential impacts on nearby and adjacent land and to be compatible with the forest environment.
- (2) Changes to or expansions of youth camps established prior to the effective date of this rule shall be subject to the provisions of ORS 215.130.

FINDING / CONCLUSION: The proposal is not for a change in, or expansion of, an existing youth camp, it is to *establish* a youth camp. Therefore, the provisions of ORS 215.130 are not applicable. is appropriately reviewed under the provisions of OAR 660-006-0031, alone.

- (3) A "youth camp" is a facility either owned or leased, and operated by a state or local government, or a nonprofit corporation as defined under ORS 65.001, to provide an outdoor recreational and educational experience primarily for the benefit of persons 21 years of age and younger. Youth camps do not include any manner of juvenile detention center or juvenile detention facility.

FINDING / CONCLUSION: Pursuant to ORS 65.001:

(18) "*Domestic corporation* means a nonprofit corporation that is not a foreign corporation and that is incorporated under or subject to the provisions of this chapter." And;

(33) "*Nonprofit corporation* means a mutual benefit corporation, a public benefit corporation or a religious corporation."

The applicant/owners of the subject property are the HOUSE OF GOD MINISTRY, registered with the Oregon Secretary of State Corporate Division since February 11, 1998, as a "*Domestic Nonprofit Corporation*" under registry number 61759180. A copy of this registry is submitted to and made part of the record by staff.

The proposal for a youth camp on the subject property in the woodland/forest setting provides opportunity for outdoor recreational and educational experiences and no juvenile detention center or facility is made part of the proposal. Staff finds the criteria of this section are demonstrated as met.

- (4) An application for a proposed youth camp shall comply with the following:
 - (a) The number of overnight camp participants that may be accommodated shall be determined by the governing body, or its designate, based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp. Except as provided by subsection (4)(b) of this rule a youth camp shall not provide overnight accommodations for more than 350 youth camp participants, including staff.

FINDING / CONCLUSION: The applicant states that the project includes accommodation for 315 youth campers and 35 staff members, for a total of 350 people. Staff finds that there are no special

circumstances due to the size, topography or other geographic features of the property that would limit participants to less than what is allowed by the administrative rule. No comments from any affected agency received have expressed any concern regarding the number of attendees present onsite at any given time. As proposed, staff finds the criteria of this section are demonstrated as met. Continued compliance with this requirement can be assured through imposition of an **ongoing condition of approval** limiting the number of camp participants (including staff) to 350 attendees at any given time, with the exception of eight nights during the calendar year, as addressed in subsequent section, (4)(b).

- (b) The governing body, or its designated may allow up to eight (8) nights during the calendar year when the number of overnight participants may exceed the total number of overnight participants allowed under subsection (4)(a) of this rule.

FINDING / CONCLUSION: The applicant requests that the Commission approve eight (8) nights during the calendar year in which the 350-person limitation may be exceeded, “*in order to accommodate special events which may arise, such as when the family member of campers may want to attend a special event.*” However, the applicant does not propose a number of attendees which may be allowed during those eight (8) days, and for the purposes of ensuring compliance with the fire, life and safety requirements of building, fire, and health department codes, the Planning Director sets forth a recommendation to limit the number of attendees during those eight (8) days, to a maximum of 499 guests/attendees. The Planning Director makes this recommendation based on the thresholds identified in the Columbia County Board of Commissioners Mass Gathering Ordinance (No. 2006-9), which identifies a mass gathering to be:

“an actual or reasonably anticipated assembly of 500 or more persons on land which continues or can reasonably be expected to continue for more than 24 consecutive hours but no more than 120 hours within any three-month period...”

With this limitation applied, the applicants would have the ability to exercise their option to hold eight (8) larger yearly events on the subject property at any time during the calendar year as the site and its general capabilities and capacities are reviewed through the current application. The applicants would then retain the option to obtain up to four (4) additional events, separately and individually permitted by the County Board of commissioners through the Mass Gathering Permit procedure, in the event that they wanted to hold events that would exceed the 499 person allowance on those eight (8) given days in the calendar year.

Staff finds the criteria of this section are demonstrated as feasibly met. Compliance with the allowance of up to 499 persons for no more than eight (8) days per calendar year can be assured through an **ongoing condition of approval**.

- (c) Overnight stays for adult programs primarily for individuals over 21 years of age, not including staff, shall not exceed 10 percent of the total camper nights offered by the youth camp.

FINDING / CONCLUSION: The applicant states understanding of this requirement within their submitted written findings. Compliance with the criterion of this section will be assured through an **ongoing condition of approval**.

(d) The provisions of OAR 660-006-0025(5)(a).

FINDING / CONCLUSION: OAR 660-006-0025 (5) states:

“A use authorized by section (4) of this rule may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands.” Subsection (a) requires demonstration that *“The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands”*.

The applicant’s findings provide the following analysis of uses occurring on surrounding properties:

“To demonstrate no significant impact or increased costs, the farm and forest practices on surrounding lands are reviewed, beginning with tax lot 2100 which abuts the north edge of the site’s tax lot 100, and then continuing clockwise around the perimeter of the site. Findings on why the proposed use will not force a change in the practices, or an increase in the cost of the practices, are presented.

6428-00-02100: *lies north of the western portion of the site. This tax lot is bisected by Hwy 47, with most of the lot being west of the highway. Farm and forest practices include hay fields on the plain near the Nehalem River, deciduous trees along the river bank, and mixed conifer and deciduous trees on uplands. Several older farm buildings are clustered near the highway on the east side of the highway. These practices will not be significantly impacted by the youth camp because the common boundary is on the upland slope and covered by a mix of conifer and deciduous trees. This slope provides a wide buffer from the youth camp activities on the field lying between the slope and the Nehalem River. Because there is no impact to the practices, there are no cost increases either.*

6428-00-02101: *lies on the west side of Hwy 47, and east of tax lot 2100. Forest practices include small scale logging. There are no farming practices on this lot. The house is located on the north portion of the lot. The forest practices will not be significantly impacted by the youth camp because the common boundary is at the north end of the pasture on the site’s tax lot 600, and a buffer is provided by a mix of conifer and deciduous trees. Because there is no impact to the practices, there are no cost increases either.*

6400-00-05900: *lies on the east side of Hwy 47, covering almost all of Section 27. Forest practices include timber production, including clear cutting. There are no farming practices on this lot, nor any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is east of Hwy 47 along the north edge of the site’s tax lot 600, where a buffer is provided by young conifer trees. This boundary will be fenced in order to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.*

6434-00-00200: *lies along the east side of the site’s tax lot 600. Forest practices include conifer timber production, including clear cutting. There are no farming practices on this lot, nor any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is steeply sloped with a buffer of conifer trees. This boundary will be fenced to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.*

6434-00-00300: *lies along the south edge of the site’s tax lot 600, east of Hwy 47. Forest practices include conifer and deciduous timber production. There are no farming practices on this lot, nor*

any structures. The forest practices will not be significantly impacted by the youth camp because the common boundary is steeply sloped with a buffer of conifer trees. This boundary will be fenced to prevent the campers from inadvertently trespassing into this lot. Because there is no impact to the forest practices, there are no cost increases either.

***6434-00-00700:** lies along the south edge of the Nehalem River, west of Hwy 47. Forest practices include conifer and deciduous timber production. There is a small pasture area with two farm structures, but no residence. The forest practices will not be significantly impacted by the youth camp because the Nehalem River provides a buffer. Because there is no impact to the farm and forest practices, there are no cost increases either.*

***6433-00-00200:** lies along the south edge of the Nehalem River, across the river from the site's tax lot 100. Forest practices include conifer and deciduous timber production. There are no farm practices or structures. The forest practices will not be significantly impacted by the youth camp because the Nehalem River provides a buffer. Because there is no impact to the forest practices, there are no cost increases either.*

Surrounding properties which are not adjacent to the site have similar forest practices, on the uplands, with occasional small-scale farming in the intermittent plain along the Nehalem River. Because the youth camp is self-contained on the site, there are no significant impacts of cost increases for the forest and farm operation on the surrounding properties. It is important to emphasize that the youth camp has direct vehicle access from Hwy 47. Therefore, the vehicle traffic from the camp will not travel on smaller county roads, or on private roads that are used for forest and farm operations. This prevents potential safety conflicts and costs associated with passenger cars and slow-moving forest and farm equipment sharing county and private roads that are not designed for significant passenger vehicle traffic.

For these reasons, the youth camp will not significantly impact, or increase the costs of, farm and forest practices on surrounding lands.

Review of county assessment data and historic aerial imagery supports the applicants' findings as set forth above. Staff adopts the applicant's comprehensive analysis of surrounding properties and the resource uses which may be occurring on them. Without evidence to the contrary, there is no indication that the proposed youth camp would force a significant change in, or significantly increase the cost of, accepted farming or forest practices on nearby agriculture or forest lands. Therefore, staff finds the criteria of this section to be demonstrated as met.

- (e) A campground as described in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e) shall not be established in conjunction with a youth camp.

FINDING / CONCLUSION: The proposal does not include establishment of a campground as described in any of the referenced ORS and OAR. As proposed, staff finds the criteria of this section are demonstrated as met, and an **ongoing condition of approval** will acknowledge this prohibition for the purposes of any future proposals.

- (f) A youth camp shall not be allowed in conjunction with an existing golf course.

FINDING / CONCLUSION: There is no existing golf course on the subject property. Staff finds the criterion of this section is demonstrated as met.

- (g) A youth camp shall not interfere with the exercise of legally established water rights on adjacent properties.

FINDING / CONCLUSION: Within their submitted written findings, the applicant states:

“The water rights on adjacent properties are limited to in-stream rights to water from the Nehalem River. There are no established groundwater rights on adjacent properties. The OWRD documentation is attached. The youth camp will not interfere with these in-stream water rights because it will not draw water from the Nehalem River”

Staff finds that, as provided by the above statement, applicants understand that the youth camp may not interfere with legally established water rights on adjacent properties now or if any are established in the future. Compliance with this non-interference requirement will be made an **ongoing condition of approval.**

- (5) The youth camp shall be located on a lawful parcel that is:

- (a) Suitable to provide a forested setting needed to ensure a primarily outdoor experience without depending upon the use or natural characteristics of adjacent and nearby public and private land. This determination shall be based on the size, topography, geographic features and any other characteristics of the proposed site for the youth camp, as well as, the number of overnight participants and type and number of proposed facilities. A youth camp shall be located on a parcel of at least:

(A) 80-acres if located in eastern Oregon.

(B) 40-acres if located in **western Oregon.**

FINDING / CONCLUSION: The subject properties are located in western Oregon and are approximately 103.62+/- acres in size combined, far exceeding the minimum 40-acre standard of this section. The subject properties are entirely zoned Primary Forest 80 (PF-80), however, current and historic aerial imagery (dating back to 1995) provide evidence that the portion of property located west of the Nehalem Hwy. is primarily comprised of pasture land that has likely been devoted to hay or alfalfa production, while the portion of property located east of the Nehalem Hwy., is forested and can provide the best setting for an outdoor experience. Consequently, this is why the youth camp development is proposed is the forested portion of the property. Additionally, the proposal is entirely contained to the subject property and will not incorporate the use of amenities on any publicly or privately owned lands in the vicinity. Staff finds that the criteria of this section are demonstrated as met.

- (b) Suitable to provide a protective buffer to separate the visual and audible aspects of youth camp activities from other nearby and adjacent lands. The buffers shall consist of forest vegetation, topographic or other natural features as well as structural setbacks from adjacent public and private lands, roads, and riparian areas. The structural setback from roads and adjacent public and private property shall be 250 feet unless the governing body, or its designate sets a different setback based upon the following criteria that may be applied on a case-by-case basis:

FINDING / CONCLUSION: As demonstrated on the submitted site plan, and as acknowledged within the applicant’s written findings, the proposal does not meet the 250’ setback from common boundaries with neighboring properties. Specifically, the structures that do not meet the prescribed 250’ setback are one (1) of the staff lodging cabins, shown to be 129’ from the northern property boundary, all four (4) “sleep houses” adjacent to the eastern property boundary, the nearest shown to be 100’ from that boundary, and the two (2) gazebos that are situated in the southeastern corner of the subject property, shown to be only 100’ from the eastern and southern property lines.

The 250’ standard of this section may be modified by the governing body, and the Planning Directors recommendation to the Planning Commission is to require a structural setback of no less than 130’ from property lines. This setback is required in order for the proposal to comply with the standard of section (7)(a)(3) of this rule as addressed further herein. OAR 660-006-0031(7)(a)(3) requires:

“The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner...”

Surrounding properties are not owned or controlled by the owner of the subject property and the fire break requirements of this rule and CCZO §510.2 &.3 cannot be differed, therefore, they must be met within the bounds of the subject property.

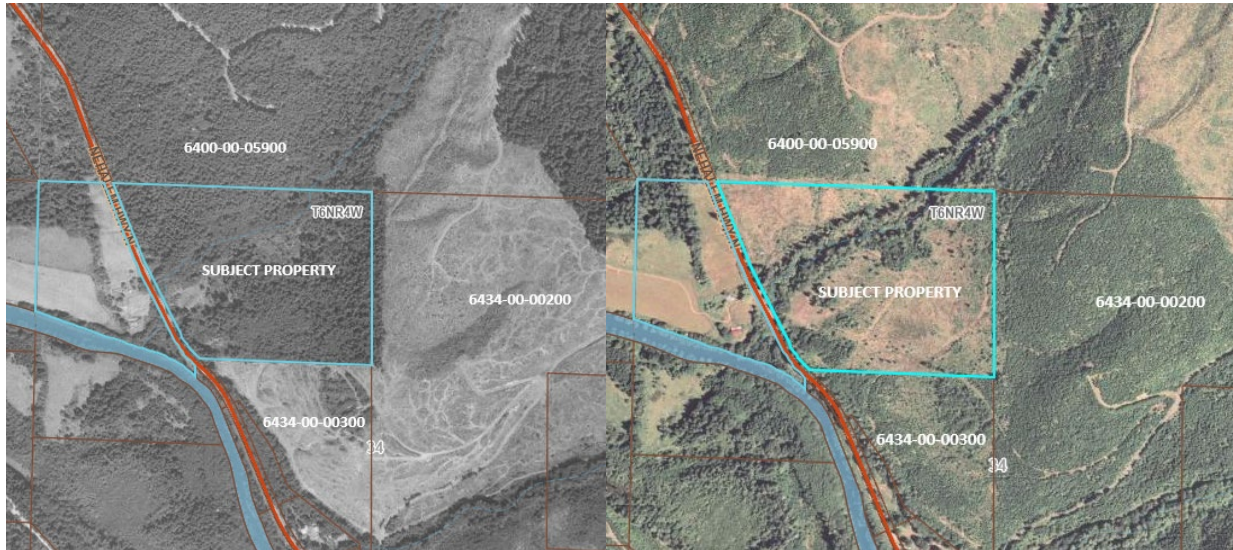
The setback modification will require the applicants to slightly modify/shift their plan, however, there appears to be adequate area on the parcel to accommodate the slight shift that would be required to meet the recommended minimum 130’ setback. If the commission adopts the Planning Directors recommendation, a **condition of approval** will require submittal of a revised site plan demonstrating compliance with the setback prescribed by the Planning Commissions, prior to commencement of site development or issuance of building permits.

- (A) The proposed setback will prevent conflicts with commercial resource management practices;

FINDING / CONCLUSION: The applicant’s response to this criteria states:

“Commercial resource management practices near the campground structures are limited to timber production and harvesting. The setback is adequate for allowance of those activities for several reasons. First, the site boundary will remain heavily forested with dense vegetation and mature trees. Second, timber harvesting is episodic and does not rely on logging roads through the site. Third, the planting and growing of replacement trees is not affected by campground activities. These actions will prevent conflicts with commercial forestry operations.”

Surrounding properties to the north, east and south are also zoned PF-80, and all are owned by “Bascom Pacific, LLC”. This entity’s most recent filing with the Oregon Secretary of State (July 25, 2025) identifies their business activity to be “*Forest & Natural Resource Investments*”. Historic aerial imagery (shown below) identifies that the properties to the east (6434-00-00200) and south (6434-00-00300) of the proposed development on the subject property, were last logged in 1995, and the property to the north (6400-00-05900) was last logged in 2005.



The Oregon Forest Resource Institute states that “*The typical age of trees in a full timber harvest is between 50 and 70 years old*”¹. Therefore, it is unlikely that there will be any harvest occurring on adjacent properties for at least 20-30 years from now. Notwithstanding the foregoing, while it is also not likely that the proposed youth camp development would have any detrimental impact to timber production harvesting activities in the future, it does have the potential to increase fire risk on the subject and immediately surrounding properties. This is not to say that the kind of development proposed has any more potential to increase fire hazard than any other kind of development would, but rather, that *ANY* development of this intensity, where there was none before, and where 350+/- people are present at the site at any given time, does have potential to increase fire hazard. The potential for fire hazard in the forest zone can be mitigated through implementation of fire breaks, a standard required by CCZO §507 “Siting of Dwellings and Structures”, specifically subsection D., which requires compliance with the standards of CCZO §510.2 which requires a primary fire break of 30’ and §510.3, which requires a secondary fire break (outside of the primary fire break) of 100 feet, for a total fire break of 130’.

- (B) The proposed setback will prevent a significant increase in safety hazards associated with vehicular traffic; and

FINDING / CONCLUSION: The applicant’s written findings state:

“Vehicular traffic for the camp will utilize Hwy 47 exclusively. Therefore, there will not be any traffic conflicts on rural county roads, or on private roads.”

Additionally, staff identifies that the submitted site plan demonstrates that the closest structural development proposed in proximity to Nehalem Hwy is a 3,150 s/f Gazebo which appears to be approximately 500+/- feet from the highway, and there does not appear to be a drive aisle / accessway extending from the access point connecting to the highway, nor from the driveway. Therefore, increase in safety hazards associated with vehicular traffic are not anticipated. The request for reduced setbacks is only necessarily applied on the eastern side of the subject property where structural development is proposed. Staff finds that the criteria of this section are

1. Oregon Forest Resources Institute <https://oregonforests.org>

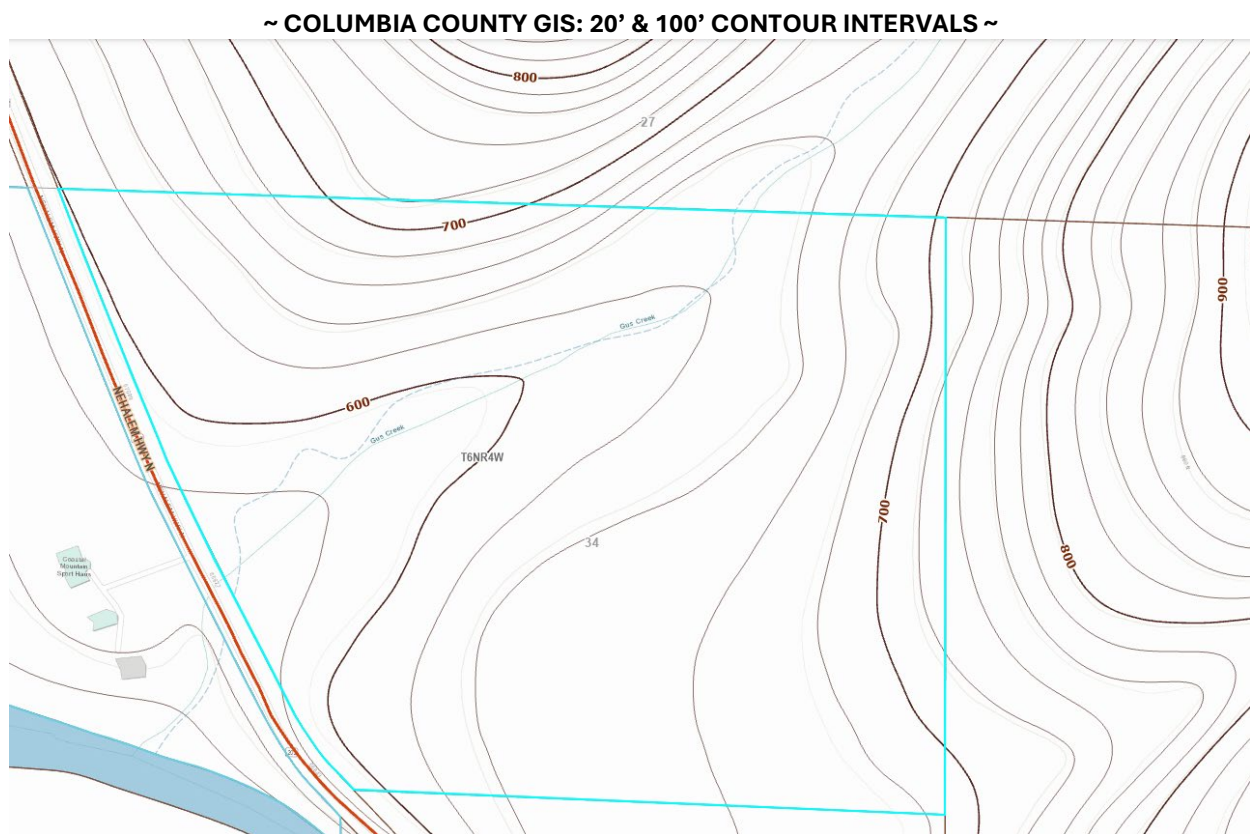
demonstrated as met.

- (C) The proposed setback will provide an appropriate buffer from visual and audible aspects of youth camp activities from other nearby and adjacent resource lands.

FINDING / CONCLUSION: Staff adopts the applicant’s findings which state:

“The increasing slope provides an appropriate view buffer because views from nearby and adjacent timber lands will be above the camp structures which are situated well below the grade of the respective property boundaries. And there are no structures or other likely viewing areas on nearby or adjacent resource lands. Regarding audible buffering, the dense forest vegetation will reduce the impact of noise originating from the camp. Moreover, the nearby and adjacent resource uses are not noise-sensitive. In particular, there are no animal husbandry uses nearby which may be sensitive to noise from the camp.”

County GIS contour intervals support the applicants’ statement describing the geography of the subject property as it relates to the property to the east, which the proposed development will situated most closely to.



The development proposed that will be in nearest proximity to that common property boundary (eastern) are the sleep houses and staff cabins, structures that will not contain large groups of people or loud activities. Additionally, these sleeping structures will serve as an additional buffer between the adjacent resource uses and noise that may be generated by camp activities.

- (c) Suitable to provide for the establishment of sewage disposal facilities without requiring a sewer system as defined in OAR 660-011-0060(1)(f). Prior to granting final approval, the governing body or its designate shall verify that a proposed youth camp will not result in the need for a sewer system.

FINDING / CONCLUSION: The applicant does not propose a sewage disposal facility as defined in OAR 660-011-0060(1)(f). A septic tank, drainfield, and repair area are evidenced on the submitted site plan in proximity to (southwest) of the primary cluster of structures proposed for development, and north of the mapped wetland. Comments received from the Columbia County Sanitarian state:

“An approved Site Evaluation specific to the proposal will be required prior to pursuing any building permits.

The flows associated with the use may exceed 2,500 gallons per day, which would require any permitting to be conducted through the Oregon DEQ under a Water Pollution Control Facilities permit.”

A **condition of approval** will require the applicant to provide evidence of a Site Evaluation approved by the Columbia County Sanitarian, to be submitted to Land Development Services prior to commencement of development and/or issuance of any building permits. With this condition of approval, staff finds the criterion of this section is feasibly met. In compliance with the requirement of this section, in no instance will a sewage disposal facility as defined in OAR 660-011-0060(1)(f) be authorized to serve the proposed development.

- (d) Predominantly forestland if within a mixed agricultural/forest zone as provided for under OAR 660-006-0050.

FINDING / CONCLUSION: While there may be agricultural uses occurring on the portion of the subject property lying west of Nehalem Hwy., the entire property is zoned Primary Forest PF-80. Therefore, the criterion of this section is not applicable.

- (6) A youth camp may provide for the following facilities:

- (a) Recreational facilities limited to passive improvements, such as open areas suitable for ball fields, volleyball courts, soccer fields, archery or shooting ranges, hiking and biking trails, horse back riding or swimming that can be provided in conjunction with the site's natural environment. Intensively developed facilities such as tennis courts, gymnasiums, and golf courses shall not be allowed. One swimming pool may be allowed if no lake or other water feature suitable for aquatic recreation is located on the subject property or immediately available for youth camp use.

FINDING / CONCLUSION: The applicants' findings state that the proposed camp will provide the permitted passive improvements and no additional review or approval of those passive improvements are necessary as they do not involve any structural development. As evidenced by the submitted site plan, no facilities such as tennis courts, gymnasiums, golf courses or swimming pool are proposed. The criteria of this section are demonstrated as met. Staff finds that, as proposed, the criteria of this section are demonstrated as met.

- (b) Primary cooking and eating facilities shall be included in a single building. Except in sleeping quarters, the governing body, or its designate, may allow secondary cooking and eating facilities in one or more buildings designed to accommodate other youth camp activities. Food services shall be limited to the operation of the youth camp and shall be provided only for youth camp participants. The sale of individual meals may be offered only to family members or guardians of youth camp participants.

FINDING / CONCLUSION: The applicants' written findings state that the primary cooking and eating facilities will be located in the lodge, and secondary cooking and eating facilities are in the existing house which will be used as a caretaker residence and infirmary. Plans sheet 7.4, the floor plan for the lodge, confirms the applicant's statement and shows an approximately 1,286 s/f kitchen on the northeast side of the building (per the building orientation shown on the site plan). The applicant submitted floor plans for the proposed sleeping houses (plans sheet 7.9) and cabins (plans sheet 7.12), neither of those other floor plans proposes a kitchen or any cooking facilities. The applicant did not include floor plans for the existing dwelling located on the west side of Nehalem Hwy, however, this dwelling is the existing hunting lodge approved through file no. CU 07-17 and building permit no. 192-BLD2007-00483. The applicant acknowledges that no food services will be available to the public, continued compliance with this requirement shall be made and **ongoing condition of approval**. Staff finds that, as proposed, the criteria of this section are demonstrated as met.

- (c) Bathing and laundry facilities except that they shall not be provided in the same building as sleeping quarters.

FINDING / CONCLUSION: The applicant's findings state that bathing and laundry facilities are located in the lodge however, staff does not see either of these facilities on the lodge floor plan. There appears to be an area adjacent to the dining room and across from "Classroom #1" that are labeled "bathrooms", however, it appears to reviewing staff that these are "lavatories", only containing toilets and handwashing stations and which do not contain bathing and laundry facilities. Additionally, the submitted floor plan for the proposed sleeping houses (plans sheet 7.9) shows eight (8) "showers". As presented, the proposal does not comply with the criterion of this section. However, compliance with the requirement of this section is feasibly met through a **condition of approval** requiring the applicant to submit a revised floor plan removing the bathing facilities from sleep houses to be verified prior to issuance of building permits for any of the sleep house structures.

- (d) Up to three camp activity buildings, not including primary cooking and eating facilities.

FINDING / CONCLUSION: Pursuant to the applicant's written findings, and as evidenced on the submitted site plans, the only camp activity building proposed is the lodge. Staff finds that, as proposed, the criteria of this section are demonstrated as met.

- (e) Sleeping quarters including cabins, tents or other structures. Sleeping quarters may include toilets, but, except for the caretaker's dwelling, shall not include kitchen facilities. Sleeping quarters shall be provided only for youth camp participants and shall not be offered as overnight accommodations for persons not participating in youth camp activities or as individual rentals.

FINDING / CONCLUSION: Sleep houses and cabins (sleeping quarters) are proposed. As identified where the criteria of OAR 660-006-0031(b) were addressed above, kitchen facilities will be in the lodge and in the caretaker's dwelling. There are no kitchen facilities shown on the floor plans submitted for the sleeping quarters. Staff finds that, as proposed, the criteria of this section are demonstrated as met. Compliance with this requirement will be made a **condition of approval** and will be verified at the time of plans submittal for building permits.

- (f) Covered areas that are not fully enclosed.

FINDING / CONCLUSION: The proposal includes three (3) gazebos (structures that are roofed and open sided) as shown on the site plan. As presented the proposal complies with the provision of this section. A **condition of approval** will require the applicant to obtain all building permits, as required by the building official.

- (g) Administrative, maintenance and storage buildings; permanent structure for administrative services, first aid, equipment and supply storage, and for use as an infirmary if necessary or requested by the applicant.

FINDING / CONCLUSION: The applicants' findings state that the existing house (currently permitted as a hunting lodge and to be converted to the caretaker's residence) that is located on the west side of Nehalem Hwy. will be used for administrative purposes and an infirmary, and the existing garage and barn will be used for maintenance and storage. As presented the proposal complies with the provisions of this section. A **condition of approval** will require the applicant to obtain all building permits and/or change of occupancy permits, as required by the building official.

- (h) An infirmary may provide sleeping quarters for the medical care provider (e.g. Doctor, Registered Nurse, Emergency Medical Technician, etc.).
- (i) A caretaker's residence may be established in conjunction with a youth camp prior to or after June 14, 2000, if no other dwelling exists on the subject property.

FINDING / CONCLUSION: The existing hunting lodge on the subject property, located on the west side of Nehalem Hwy., will be used as a caretaker's residence, including sleeping quarters for a medical provider, and an infirmary. There is no other dwelling on the subject property. As proposed, the criteria of these sections are satisfied. A **condition of approval** will require the applicant to obtain all building permits and/or change of occupancy permits, as required by the building official.

- (7) A proposed youth camp shall comply with the following fire safety requirements:

- (a) The fire siting standards in OAR 660-006-0035;

FINDING / CONCLUSION: OAR 660-006-0035 provides the Fire-Siting Standards for Dwellings and Structures in forest zone districts. The provisions thereof are stated and addressed directly below:

- (1) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not

within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fires season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

- (2) Road access to the dwelling shall meet road design standards described in OAR 660-006-0040.

FINDING / CONCLUSION: The subject property is within the Mist-Birkenfeld Rural Fire Protection District (RFPD). The applicants propose a 250' x 170' (42,500 s/f) pond to be located southwest of the lodge, cabins and sleep houses, on the north side of the primary access drive aisle (driveway). Construction of man-made ponds in Oregon are permitted by the Oregon Water Resources Division (OWRD) and generally require a water right permit. If any grading for construction of the pond were proposed in a wetland area, additional permitting with the Oregon Department of State Lands (DSL) would be required. Applicant's *APPENDIX - G* provides correspondence from Chris Stevens, a wetland ecologist with the DSL, and identifies that DSL reviewed the applicants proposed site plan on December 12, 2025. In that correspondence, the DSL wetland ecologist states:

"The buildings, roads, structures and pond, as outlined in the attached site plan appear to avoid impacts to potential onsite wetlands and the Nehalem River and Gus Creek."

Staff notes that the site plan referenced in this correspondence, and made part of applicants *APPENDIX - G*, is identical to the site plan of record submitted for this review. Pursuant to this statement from DSL that has been provided to the record, there are no permitting requirements of the DSL for construction of the pond. Earthwork (removal or fill) of more than 50 cubic yards requires a grading permit from the LDS building department. A **condition of approval** will require the applicant to obtain all necessary permits from OWRD for construction of the pond, and to provide a copies of those permits or alternative documentation from OWRD that construction of the pond is otherwise exempt from permitting requirements, prior to issuance of any building permit for grading activities or the commencement thereof.

Chief Joe Kaczinski of the Mist-Birkenfeld RFPD returned comment on the proposal on April 22, 2026. Chief Kaczinski states:

“Per the 2025 Oregon Fire Code- the access roadway needs vehicle turnouts; a larger turn around area is needed; roadway access for fire apparatus to the Sleeping Houses and Gazebos; Fire District access to the pond water (on site pump or dry hydrant connection; automatic sprinkler system to the lodge; and a monitored fire alarm system for the lodge.”

“The Fire Flow calculations for the lodge building require approximately 5,000 gallons per minute. The Fire District will need a higher amount of water to be maintained in the pond. Access to this water will require access within 15 feet of the pond, a dry hydrant system, or a fire pump system installed, or a combination of these options. The turnaround listed on the site plan is not within fire code parameters. Road access to all structures must conform to the 2025 Oregon Fire Code Standards and the 2024 International Wildland-Urban Interface Code.”

The applicants’ finding state that the pond will contain a firefighting water supply of 12,000 gallons.

“Roadway access to all structures must conform to the 2025 Oregon Fire Code Standards and the 2024 International Wildland-Urban Interface Code.”

Staff finds that due to the size of the subject property and the physical conditions thereof, the modifications required by the fire district are feasibly met and would not materially alter the site design as reviewed by the Commission. A **condition of approval** will require the applicant to submit documentation confirming that the Mist-Birkenfeld RFPD has provided temporary access approval for the new driveway connecting to Nehalem Hwy, and an additional **condition of approval** will require the applicant to submit documentation to Land Development Services (LDS) confirming the subject tract has final access approval from the Mist-Birkenfeld RFPD.

- (3) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry.

FINDING / CONCLUSION: Fuel-free break areas (fire breaks) identified in the *“Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads”* document are the same as those provided in CCZO §510, addressed in detail further herein. Specifically, CCZO §510.2 defines the primary fire break area to be 30’ surrounding a structure, and CCZO §510.3 defines the secondary firebreak area to be 100’ *outside the primary fire break, requiring a total of 130’ fire break area around structures. The key language of this section is on land “that is owned or controlled by the owner”. As previously identified herein, property to the north, east, and south of the proposed development is owned and controlled by Bascom Pacific, LLC, not the applicant, and this is the basis for the Planning Director’s recommendation of requiring the 130’ structural setback from property lines where the criteria of OAR 660-006-0031(5)(b) above was addressed. An **ongoing condition of approval** will require the applicant to maintain 130’ fire break around all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and CCZO §510.2 &.3.

- (4) The dwelling shall have a fire retardant roof.

FINDING / CONCLUSION: Compliance with this requirement is feasibly met and will be verified by the building official at the time plans are submitted to obtain building permits.

- (5) The dwelling shall not be sited on a slope of greater than 40 percent.

FINDING / CONCLUSION: As evidenced by the Columbia County GIS 20' & 100' contour interval map above, there are no slopes greater than 40% in the area where development is proposed. Elevations in the area of proposed development are between approximately 720' at the "top" of the property (eastern boundary) and 600' "downhill" from the proposed structural development. A "rise over run" calculation using the shortest distance between the two stated contour intervals, yields the greatest amount of slope potential that could be present in the development area. Using GIS, staff measures this a 100' elevation difference over the course of 815'+/- to be an average slope of approximately 12% in the area of the subject property proposed for structural development. Staff finds that the topography of the subject property demonstrates compliance with the criterion of this section.

- (6) If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

FINDING / CONCLUSION: Compliance with this requirement is feasibly met and will be verified by the building official at the time plans are submitted to obtain building permits.

- (b) A fire safety protection plan shall be developed for each youth camp that includes the following:
- (A) Fire prevention measures;
 - (B) On site pre-suppression and suppression measures; and
 - (C) The establishment and maintenance of fire safe area(s) in which camp participants can gather in the event of a fire.

FINDING / CONCLUSION: The applicant's findings State:

"The applicant will draft the plan in coordination with the Mist-Birkenfeld Fire District for submittal with the first structural building permit application. This will ensure that the plan is consistent with the final design of buildings."

"The specific pre-suppression and suppression measures will be developed with the building designed to meet the fire code for each structure."

"The fire safe area for the camp will be located west of Hwy 47, away from the wooded area and near the Nehalem River"

Comment received from the Mist-Birkenfeld RFPD Chief Joe Kaczynski states:

"The Fire Safety Protection Plan shall incorporate the 2025 Oregon Fire Code Standards and the

2024 International Wildland-Urban Interface Code, and other specifics as determined by the Authority Having Jurisdiction (Mist-Birkenfeld RFPD). This Plan shall be reviewed annually by the HG Ministries Youth Campground officials and Mist-Birkenfeld RFPD and amendments may be imposed as determined by Mist-Birkenfeld RFPD.”

Staff finds that compliance with the requirements of this section is feasibly met through the applicant’s coordination the Mist-Birkenfeld RFPD to develop a fire safety protection plan that considers the site conditions of the subject property. Compliance with the requirement of this section will be assured through a **condition of approval** requiring the applicant to submit a copy of the fire protection plan that has been signed by an official of the Mist-Birkenfeld RFPD, or that is accompanied by documentation providing authorization from an official of the Mist-Birkenfeld RFPD, prior to issuance of any building permits.

- (c) Except as determined under subsection (7)(d) of this rule, a youth camp's on-site fire suppression capability shall at least include:
 - (A) A 1000 gallon mobile water supply that can access all areas of the camp;
 - (B) A 30 gallon-per-minute water pump and an adequate amount of hose and nozzles;
 - (C) A sufficient number of fire fighting hand tools; and
 - (D) Trained personnel capable of operating all fire suppression equipment at the camp during designated periods of fire danger.

FINDING / CONCLUSION: The applicant’s findings state that they will purchase and maintain a mobile tank truck that will be equipped with the pump, hose, and nozzle required by this section, and that shovels, picks, axes, chain saws and related personal safety equipment will be purchased following discussions with the Mist-Birkenfeld Fire District.

Pursuant to the comment received from the Mist-Birkenfeld RFPD Chief Joe Kaczenski, the requirements of this section will be established in the fire safety protection plan.

Staff finds that compliance with the requirements of this section are feasibly met through the applicant’s coordination the Mist-Birkenfeld RFPD to develop a fire safety protection plan that considers the site conditions of the subject property, and compliance will be assured through a **condition of approval** requiring the applicant to submit a copy of the fire protection plan that has been signed by an official of the Mist-Birkenfeld RFPD, or that is accompanied by documentation providing authorization from an official of the Mist-Birkenfeld RFPD.

- (d) An equivalent level of fire suppression facilities may be determined by the governing body, or its designate. The equivalent capability shall be based on the Oregon Department of Forestry's (ODF) Wildfire Hazard Zone rating system, the response time of the effective wildfire suppression agencies, and consultation with ODF personnel if the camp is within an area protected by ODF and not served by a local structural fire protection provider.

FINDING / CONCLUSION: Pursuant to the comment received from the Mist-Birkenfeld RFPD

Chief Joe Kaczinski, Fire prevention and suppression requirements must conform to the 2025 Oregon Fire Code Standards and the 2024 International Wildland-Urban Interface code. Staff finds that compliance with the requirements of this section are feasibly met through the applicant's coordination the Mist-Birkenfeld RFPD to develop a fire safety protection plan that considers the site conditions of the subject property, and compliance will be assured through a **condition of approval** requiring the applicant to submit a copy of the fire protection plan that has been signed by an official of the Mist-Birkenfeld RFPD, or that is accompanied by documentation providing authorization from an official of the Mist-Birkenfeld RFPD.

- (e) The provisions of OAR 660-006-0031(7)(d) may be waived by the governing body, or its designate, if the youth camp is located in an area served by a structural fire protection provider and that provider informs the governing body in writing that on-site fire suppression at the camp is not needed.

FINDING / CONCLUSION: As identified by comments submitted to the record by Chief Kaczinski, the provisions of OAR 660-006-0031(7) are applicable and on-site fire suppression at the camp is needed. Therefore, the provision of this section is not applicable to the current proposal.

- (8) The governing body, or its designate, shall require as a condition of approval of a youth camp, that the land owner of the youth camp sign and record in the deed records for the county a document binding the land owner, or operator of the youth camp if different from the owner, and the land owner's or operator's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

FINDING / CONCLUSION: Signature and recordation of the waiver of remonstrance will be made a **condition of approval**. A recorded copy of the waiver shall be supplied to LDS prior to issuance of any building permits.

- (9) Nothing in this rule relieves governing bodies from complying with other requirements contained in the comprehensive plan or implementing land use regulations such as the requirements addressing other resource values (e.g. Goal 5) that exist on forest lands.

FINDING / CONCLUSION: As addressed herein, the proposal demonstrates outright compliance, or feasibility for compliance, with the relevant provisions of the Columbia County Comprehensive Plan, as implemented through the Zoning Ordinance. Therefore, compliance with the criteria of this section are demonstrated as met, or feasibly met through conditions of approval, as identified throughout this staff report.

- (10) The provisions of this rule shall apply directly to any land use decision pursuant to ORS 197.646 and 215.427(3) commencing October 12, 2000. A county may adopt provisions in its comprehensive plan or land use regulations that establish standards and criteria in addition to those set forth in this rule, or to ensure compliance with any standards or criteria.

FINDING / CONCLUSION: CCZO §505.11 incorporates OAR 660-006-0031 by reference. There are no additional provisions, standards or criteria in the comprehensive plan or zoning ordinance

related to Youth Camps that have been adopted by the county. The provisions and criteria of CCZO §1503 (Conditional Use criteria) and § 1550 (Design Review criteria) are applied and further addressed within those associated sections of this staff report.

§ 507 Siting of Dwellings and Structures:

- .1 All new dwellings and structures are subject to the siting standards in this section. Relevant physical and locational factors including, but not limited to, topography, prevailing winds, proximity to existing roads, access, surrounding land use and source of domestic water shall be used to identify a site which:
 - A. Has the least impact on nearby or adjacent lands zoned for forest or agricultural use;
 - B. Ensures that forest operations and accepted farming practices on the tract will not be curtailed or impeded by locating dwellings and structures as near to each other and to existing developed areas as possible considering topography, water features, required setbacks and firebreaks;
 - C. Minimizes the amount of forest lands used for building sites, road access and service corridors;

FINDING / CONCLUSION: CCZO §507 implements the provisions of OAR 660-006-0029 which identifies that siting criteria satisfying this section of the rule may include setbacks from adjoining properties, clustering near or among existing structures, siting close to existing roads and siting on that portion of the parcel least suited for growing trees.

As demonstrated by the submitted site plan, the development is clustered in an approximate land area consuming 5 +/- acres on the eastern end of the property. 2005 State of Oregon aerial imagery indicates that there was a timber harvest on the subject property, clearing it of most of the available merchantable timber, except within the riparian corridor of Gus Creek. 2011, 2018 and 2024 State of Oregon aerial imagery shows the evolution of the pattern of regrowth of timber on the subject property. Regrowth of timber over the last 20 years in a swath adjacent to the eastern property boundary where development is proposed, has been minimal. The aerial imagery below demonstrates that the development is proposed in the area of the subject property that is least suitable to growing trees.

~ 2005 STATE OF OREGON AERIAL IMAGERY ~



~ 2011 STATE OF OREGON AERIAL IMAGERY ~



~ 2018 STATE OF OREGON AERIAL IMAGERY ~



~2024 STATE OF OREGON AERIAL IMAGERY ~



Applicants *APPENDIX - O* presents a Goal Resource Protection Plan and Tree Survey prepared by CanDu Environmental, LLC, (environmental consulting firm) for the proposed development. The survey identifies the number and kind of trees to be removed for each component of the development. The total estimated tree removal includes approximately 313 Douglas fir, 79 Red alder and 5 Bigleaf maple trees for a total of only 400+/- trees removed. “Figure 1 – Tree Survey” map (the final page of that document) provides visual representation of where trees will be removed and identifies that no trees are necessarily removed from within 50’ of any common property boundaries. Those 50’ wide swaths of Douglas fir will provide visual and auditory buffering of any camp activities to any of those adjacent properties.

There is mapped floodplain on the subject property that would limit placement of development near existing Nehalem Hwy and Gus Creek runs centrally through the property, additionally limiting potential development areas due to the required observation of its associated riparian area and the topography immediately adjacent to it.

~FEMA FLOODPLAIN 2009 ~



Pursuant to CCZO §509.6(A), standard setbacks in the PF-80 zone are 50' from common property boundaries, for all kinds of proposed development. The standard 50' setback requirement has been prescribed as adequate to provide spatial separation from uses which may be occurring on adjacent properties. If the Planning Commission adopts the Planning Directors recommendation to modify the required setbacks for this proposed use to 130', the standard setback of the zone district will be more than doubled.

Only one vehicular accessway, a 20' wide driveway, is proposed and there are no additional internal access/circulation corridors present on the site plan and service corridors are feasibly located in alignment with the proposed roadway.

The proposed location of development will have little, if any, impact on nearby or adjacent lands zoned for forest or agricultural use, preserves productive area for potential timber harvest remains on the subject tract, and minimizes the amount of land area used to site the access road and service corridors. Staff finds the criteria of this section is demonstrated as met.

- D. Is consistent with the provisions of Section 510 related to Fire Siting Standards and minimizes the risk associated with wildfire; and

FINDING / CONCLUSION: The proposal is consistent with the provisions of CCZO §510 as addressed further herein, where the provisions of CCZO §510 addressed. Staff finds the criteria of this section is demonstrated as met.

- E. Is consistent with other requirements contained in the Comprehensive Plan or implementing ordinances, including, but not limited to, regulations which apply to flood, steep slopes, and landslide hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource and natural areas, such as wetland riparian and slide-prone areas.

FINDING / CONCLUSION: The provisions of the comprehensive plan are implemented through the requirements applied by the CCZO, and relevant criteria of the CCZO are addressed within this staff report. Per county GIS, the subject property contains Gus Creek, a medium sized fish bearing stream (ODF Statewide Streams Data 8/2022) and associated riparian area and wetlands, mapped floodplain, and is within the peripheral Big Game Habitat overlay.

As demonstrated on the submitted site plan, there is no development proposed within the mapped floodplain overlay or within 75' of Gus Creek, in conformance with the riparian setback requirements of CCZO §1172 (A). Applicant's APPENDIX - G provides correspondence from Chris Stevensen, a wetland ecologist with DSL, identifying that:

"The buildings, roads, structures and pond, as outlined in the attached site plan appear to avoid impacts to potential onsite wetlands and the Nehalem River and Gus Creek."

The subject property is within the Big Game Habitat overlay and analysis and demonstration of compliance with the relevant standards and criteria of §1190 are addressed further herein.

As addressed throughout this staff report, the proposal is consistent with requirements contained in the Comprehensive Plan as implemented by the zoning ordinance. Staff finds that the criteria of

this section are demonstrated as met.

- .2 The applicant shall provide evidence consistent with OAR 660-006-0029(3) that domestic water supply is from a source authorized in accordance with the Department of Water Resources' administrative rules for the appropriation of ground water or surface water in OAR Chapter 690 and not from a Class II stream as defined in the Forest Practices Rule in OAR Chapter 629. If the water supply is unavailable from public sources or sources located entirely on the subject property, then the applicant shall provide evidence that a legal easement has been obtained permitting domestic water lines to cross the properties of affected owners.

FINDING / CONCLUSION: OAR 660-006-0029(3) requires the applicant to provide proof to the governing body (Columbia County) that domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices rules of OAR chapter 629. To satisfy the criterion of this requirement the applicant may provide:

- (a) *Verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water;*
- (b) *A water use permit issued by the Water Resources Department for the use described in the application; or*
- (c) *Verification from the Water Resources Department that a water use permit is not required for the use described in the application. If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report to the county upon completion of the well.*

The applicant has not submitted evidence of domestic water supply however, the criterion of this section is feasibly met through a **condition of approval** requiring the applicant to submit documentation from OWRD that a water use permit has been issued or is otherwise not required, or a "will serve" verification letter from a water purveyor retains rights to appropriate, prior to issuance of any building permits.

- .3 As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry or the U.S. Bureau of Land management, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.

FINDING / CONCLUSION: Road access to the subject property is from Nehalem Hwy. an Oregon Department of Transportation (ODOT) facility, therefore, this section is not applicable.

- .4 Pursuant to OAR 660-006-0029 (5), approval of a dwelling shall be subject to the following requirements:
[...]

FINDING / CONCLUSION: The current proposal is not for a dwelling. Therefore, the standards of §507.4, A-E (& OAR 660-006-0029(5)) do not apply.

- .5 Dwellings and other structures to be located on a parcel within designated Big Game Habitat areas pursuant to the provisions of Section 1190 are subject to the additional siting criteria contained in Section 1190.

FINDING / CONCLUSION: The subject property is within the Big Game Habitat overlay and the relevant standards and criteria of §1190 are addressed further herein.

§ 508 General Review Standards: The Planning Director or hearings body shall determine that a use authorized by Sections 504 and 505 meets all of the following requirements:

- .1 The proposed use will not force significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands;

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(4)(d) were addressed previously herein, this section was also addressed.

- .2 The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel;

FINDING / CONCLUSION: In the comment returned by the Mist-Birkenfeld RFPD fire, Chief Kaczenski states that there will be an increase in fire hazards with the additional buildings to be protected and a commercial kitchen being in use. However, Chief Kaczenski does not indicate that the proposed use will cause a *significant* hazard increase and does not indicate the proposal will increase the cost of fire protection or risks to fire suppression personnel. Without evidence to the contrary, Staff finds that the criteria of this section are demonstrated as met.

- .3 A waiver of remonstrance shall be recorded with the County Clerk certifying that the owner will not remonstrate against or begin legal action or suit proceeding to cause or persuade the owner or operator of any farm or forest lands to modify the conduct of legal and accepted farm or forest operations; and

FINDING / CONCLUSION: Where the requirement of OAR 660-006-0031(8) was addressed previously herein, this section was also addressed. Signature and recordation of the waiver of remonstrance will be made a **condition of approval**. A recorded copy of the waiver shall be supplied to LDS prior to issuance of any building permits.

- .4 The proposed use is consistent with requirements contained in the Comprehensive Plan or implementing ordinances, including, but not limited to, regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas, such as riparian, wetlands or slide-prone areas.

FINDING / CONCLUSION: Where the criteria of CCZO §507.1(E) were addressed previously herein, this section was also addressed.

§ 509 Siting of Dwellings and Structures:

- .1 The minimum average lot or parcel width and minimum average lot or parcel depth shall be 100 feet for all activities except farming or forestry.

FINDING / CONCLUSION: The dimensions of the subject property far exceed the standard of this section. The criteria of this section are demonstrated as met.

- .2 Access to parcels in this zone shall meet Fire Safety Design Standards for Roads in the County Road Standards and access standards found in Section 510 of the Zoning Ordinance.

FINDING / CONCLUSION: The subject property takes access from Nehalem Hwy., an ODOT owned and maintained right of way. The standards of §510 are applicable and addressed further herein where all standards and criteria of that section are addressed.

- .3 There shall be no height limitation for forest operation and management- related structures unless otherwise permitted in the Primary Forest Zone. The maximum building height for all non-farm, non-forest structures shall be 50 feet or 2 ½ stories, whichever is less.

FINDING / CONCLUSION: Compliance with this requirement is feasibly met and will be verified at the time of plans submittal for building permits for all structures proposed within the development.

- .4 The standards and requirements described in Section 1300 of the Zoning Ordinance shall apply to all signs and name plates in the Primary Forest Zone.

FINDING / CONCLUSION: The applicants do not propose any signage, and none are authorized through this review. If signs are proposed in the future, they will be reviewed for conformance with the standards of CCZO §1300 at the time of plans submittal for building permits for any signage.

- .5 The Oregon Department of Fish & Wildlife shall be notified and provided with the opportunity to comment on any development within major and peripheral Big Game Habitat.

FINDING / CONCLUSION: The subject property is within the peripheral Big Game Habitat overlay. Pursuant to the requirement of this section, notice of the proposal was sent to ODFW on April 9, 2026. Austin Reeder, ODFW Associate Wildlife Biologist returned comment to LDS on April 21, 2026, acknowledging that the property was in the overlay but requesting any additional conditions. Accordingly, Columbia County Planning has satisfied its obligation to provide notice to these two agencies. Compliance with the noticing requirement of this section has been demonstrated as met.

- .6 Setbacks:

- A. There shall be a minimum setback of 50' for front, side, and rear yards for all

development in the Primary Forest Zone.

FINDING / CONCLUSION: As evidenced on the submitted site plan, all structures will be more than 50' from any common property boundary. As proposed, compliance with the standard of this section is demonstrated as met.

- B. When this Ordinance or any other ordinance requires a greater or lesser setback than is required by this subsection, the greater setback shall apply.

FINDING / CONCLUSION: As addressed previously herein, OAR 660-006-0031(5)(b) requires a structural setback of 250', unless the governing body sets a different setback to be applied on a case-by-case basis. Analysis of the 130' setback recommended by the Planning Director was provided where that section was addressed. The setback stipulated by the Planning Commission will be the prevailing setback requirement for the proposed development.

- C. All structures are subject to any special setbacks when adjacent to arterial or collector streets designated in the County Transportation Systems Plan.

FINDING / CONCLUSION: The subject property abuts Nehalem Hwy., classified as a "Major Collector" in the County TSP, however, as represented on the submitted site plan, there is no development proposed in vicinity of the right-of-way (ROW). All structural development is proposed near the eastern property boundary, opposite the Nehalem Hwy. ROW. Notwithstanding the foregoing, the setback stipulated by the Planning Commission will apply to all structures in the development and compliance with this requirement is feasibly met through a **condition of approval** requiring the applicant to submit a revised site plan which shows all structures demonstrating compliance with setback ordered by the Planning Commission as provided in the Final Order, if approved.

- D. No structure or use shall be established in a manner likely to cause contamination of a stream, lake or other body of water. Riparian and natural hazard setbacks set forth in Sections 1170 and 1180 of the Zoning Ordinance shall apply.

FINDING / CONCLUSION: As demonstrated on the submitted site plan, there is no development proposed within 75 feet of Gus Creek. As presented, the proposal demonstrates compliance with the criteria of this section. A **condition of approval** requiring the applicant to show, at least, the distance from Gus Creek to the nearest structure proposed for development on the required revised site plan will ensure compliance with the setback requirements of CCZO §1172(A).

- E. When land divisions create parcels of less than 40 acres for uses listed in Subsection 511.2A., provided those uses have been approved pursuant to this Ordinance, required building setbacks for these parcels will be determined on a case-by-case basis by the Director or the hearings body.

FINDING / CONCLUSION: The proposal is not for a land division, therefore this section is not applicable.

- F. The owner shall provide and maintain primary fuel-free fire break and secondary fire break areas on land surrounding the dwelling and primary fuel-free break areas surrounding accessory structures in the Primary Forest Zone pursuant to the provisions in Subsections 510.2 and .3.

FINDING / CONCLUSION: The primary fire break established by CCZO §510.2 is 30' around all structures and the secondary fire break area established by CCZO §510.3 is 100', for a total fire break of 130'. Fire break requirements were addressed where the criteria of OAR 660-006-0031(7)(a)(3) were addressed previously herein. Compliance with the fire break requirements of OAR 660-006-0031(7)(a)(3), this section and §510.2 and .3 are feasible, and a **condition of approval** will require the applicant to submit a revised site plan demonstrating that the primary and secondary fire break requirements are met for all structures proposed, prior to issuance of any building permits.

- .7 Approval Period for Use Permits. For all uses approved under sections 504 and 505, the approval period shall be valid for four (4) years. At a minimum, a development construction permit must be issued by the Land Development Services within the approval period. If a construction permit is not issued within the approval period, the land use permit expires. An extension of two years on the approval period may be granted by the Director if a written request is received prior to its expiration and the reason for the delay is beyond the control of the owner.

FINDING / CONCLUSION: The proposed youth camp is a conditional use pursuant to CCZO §505.11. If approved by the Planning Commission, the approval will remain valid for four (4) years from the date of the Final Order.

§ 510 *Fire Siting Standards for Dwellings, Structures and Roads:*

The following fire siting standards or their equivalent shall apply to new dwellings in this zone:

- .1 If a water supply is available, suitable and acceptable for fire protection by the fire protection district, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access to the dwelling and access to the on-site water supply shall accommodate the turnaround of fire fighting equipment during the fire season. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(7)(a)(1) was previously addressed herein, this criteria of this section was also addressed. A **condition of approval** will require the applicant to obtain all necessary permits from OWRD for construction of the pond, and to provide a copies of those permits or alternative documentation from OWRD that construction of the pond is otherwise exempt from permitting requirements, prior to issuance of any building permit for grading activities or the commencement thereof. Applicants shall work with the Mist-Birkenfeld RFPD to prepare a fire safety protection plan in conformance with the requirements of OAR 660-006-0031(7)(b)&(c). Compliance with the requirements of this section will be assured

through a **condition of approval** requiring the applicant to submit a copy of the fire protection plan that has been signed by an official of the Mist-Birkenfeld RFPD, or that is accompanied by documentation providing authorization from an official of the Mist-Birkenfeld RFPD.

- .2 The owner of the dwelling shall establish and maintain a primary fuel-free fire break surrounding the dwelling and accessory structure(s) no less than 30 feet wide in accordance with the provisions in "Protecting Your Home From Wildfire" published by the National Fire Protection Association. The owner may be required to increase the primary fuel-free fire break if the dwelling or structure is located on a 10% or greater slope. The primary fuel-free fire break could include a lawn, low ornamental shrubbery less than 24" in height and/or individual or groups of trees separated by a distance equal to the diameter of the crowns adjacent to each other, or 15 feet, whichever is greater. All existing tree limbs shall be pruned from the base to at least eight feet in height. Dead fuels shall also be removed.
- .3 A secondary fire break of 100 feet outside the primary fuel-free fire break, or its equivalent allowed by Columbia County Board Order No. 239-97 Firebreak Equivalents, shall also be provided and maintained for the dwelling in accordance with the provisions in "Protecting Your Home From Wildfire" published by the National Fire Protection Association. All existing trees shall be pruned from the base to at least 8 feet in height. Dead fuels shall be removed from the secondary fire break area. If the placement of the proposed dwelling cannot meet the secondary fire break due to physical constraints of the land or parcel size, the applicant may apply to obtain a secondary fire break easement from a neighbor or build the structure to a Class 1 or 2 Ignition Resistance Construction as allowed by Board Order No. 239-97, Firebreak Equivalents.

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(7)(a)(3) was previously addressed herein, this criteria of this section were also addressed. An **ongoing condition of approval** will require the applicant to maintain 130' fire break around all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and CCZO §510.2 & 3.

- .4 All roads in this zone, except private roads and bridges for commercial forest uses, shall be constructed so as to provide adequate access for fire fighting equipment according to the standards provided by the local rural fire protection district, the County Road Department, or the State Department of Forestry.

FINDING / CONCLUSION: Compliance with the requirement of this section is feasibly met and will be assured through a **condition of approval** requiring the applicant to submit documentation to LDS issuing final approval of the access and internal roadways signed by an official of the Mist-Birkenfeld RFPD prior to obtaining final occupancy on any building permit.

- .5 No portion of a tree or any other vegetation shall extend to within 15 feet of the outlet of a stove pipe or chimney.

FINDING / CONCLUSION: The applicants finding state understanding of this requirement and compliance will be assured through an **ongoing condition of approval** requiring that no portion

of a tree or any other vegetation extend to within 15 feet of the outlet of a stove pipe or chimney.

.6 A dwelling shall meet all of the following requirements:

- A. The dwelling shall have a fire retardant roof;
- B. The dwelling shall not be sited on a slope of greater than 40 percent;
- C. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester; and
- D. The dwelling shall be located upon a parcel within a fire protection district unless the applicant meets the criteria of subsection 510.7.

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(7)(a)(1),(4),(5)&(6) were previously addressed herein, this section was also addressed.

.7 If the dwelling is not within a fire protection district, the applicant shall provide written documentation to the County of residential fire protection. The applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the County determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the County and fire protection district may provide an alternative means for protecting the dwelling from fire hazards which may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable given the site conditions.

FINDING / CONCLUSION: The subject property is within the Mist-Birkenfeld RFPD, therefore, this section is not applicable.

§516 Notification of State Agencies. The Oregon Department of Forestry's Columbia Unit Office and The Oregon Department of Fish and Wildlife's Forest Grove Office shall be notified and requested to comment on all conditional use requests filed under Section 503 of this Zone and all building or placement permit applications filed under the Primary Forest Zone. Responses should be received within 10 days of the date of mailing to be assured consideration.

FINDING / CONCLUSION: Pursuant to the requirement of this section, notice of the proposal was sent to the ODF and ODFW on April 9, 2026. Accordingly, Columbia County Planning has satisfied its obligation to provide notice to these two agencies. Compliance with the noticing requirement of this section has been demonstrated as met.

Section 1100 FLOOD HAZARD OVERLAY

§1104 General Provisions:

.1 Lands to which this ordinance applies: This zone shall apply to all areas of special flood hazards within the jurisdiction of Columbia County.

FINDING / CONCLUSION: There is mapped floodplain on the subject property however, the submitted site plan demonstrates that no structures are proposed within the mapped floodplain. There appears to be adequate area on the subject property to accommodate the necessary shift in structural location to accommodate the recommended 130' structural setback without encroaching into the mapped floodplain, however, in the event that the revised site plan does locate any structure within the floodplain, a **condition of approval** will require the applicant to obtain approval of a floodplain development permit for each structure in the floodplain, prior to issuance of building permits for that structure.

Section 1170 RIPARIAN CORRIDORS, WETLANDS, WATER QUALITY, AND FISH AND WILDLIFE HABITAT PROTECTION OVERLAY ZONE

S1172 Riparian Corridor Standards:

A. The inventory of Columbia County streams contained in the Oregon Department of Fish and Wildlife Fish Habitat Distribution Data (published January 13, 2023), specifies which streams and lakes are fish-bearing. Fish-bearing lakes are identified on the map entitled, "Lakes of Columbia County." A copy of the most current Stream Classification Maps is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B) for reference. The map, "Lakes of Columbia County" is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B), and is incorporated therein. Based upon the stream and lake inventories, the following riparian corridor boundaries shall be established:

1. Lakes. Along all fish-bearing lakes, the riparian corridor boundary shall be 50-feet from the top-of-bank, except as provided in CCZO Section 1172(A)(5), below.
2. Fish-Bearing Streams, Rivers and Sloughs (Less than 1,000 cfs). Along all fish-bearing streams, rivers, and sloughs with an average annual stream flow of less than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 50-feet from the top-of-bank. Average annual stream flow information shall be provided by the Oregon Water Resources Department.
3. Fish-Bearing and Non-Fish-Bearing Streams, Rivers and Sloughs (Greater than 1,000 cfs). Along all streams, rivers, and sloughs with an average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75-feet upland from the top-of-bank. Average annual stream flow information shall be provided by the Oregon Water Resources Department.

B. Distance Measurement.

1. The measurement of distance to the riparian corridor boundary shall be from the top-of-bank. In areas where the top-of-bank is not clearly delineated, the riparian corridor boundary shall be measured from the ordinary high water level, or the line of non-aquatic vegetation, whichever is most landward.
2. The measurement shall be a slope distance. In areas where the predominant terrain consists of steep cliffs, the distances to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on

from that point.

FINDING / CONCLUSION: Gus Creek runs near the middle of the subject property and all development is proposed more than 75' from the top bank. As presented, the proposal demonstrates compliance with the requirements of this section.

Section 1190 BIG GAME HABITAT OVERLAY

§1192 Permitted Uses: All uses permitted in the underlying zone either outright or **conditionally** shall be permitted in the Big Game Range Overlay provided that such use or development is consistent with the maintenance of Big Game and Columbian White-tailed Deer Habitat identified in the Comprehensive Plan.

FINDING / CONCLUSION: According to the 1995 Birkenfeld-Mist Beak Consultants Map (submitted to and made part of the record by staff) the subject property is within the peripheral Big Game Habitat overlay but not within the Columbian White-tailed Deer Habitat overlay, and the proposed use is a conditionally approved use in the PF-80 zone district. Part XVI, Article VIII(6)(a) of the Columbia County Comprehensive Plan provides:

*While there are conflicting uses in Big Game Habitat areas, such conflicting uses cannot be completely prohibited without negative consequences. Therefore, the County has adopted a program to protect Big Game Habitat and allow limited impact from conflicting uses. The County will achieve a balance between these Big Game Habitat and conflicting uses by following mandatory Oregon Administrative Rules for siting dwellings and other uses in resource zones and by requiring development siting standards that minimize the impact on Big Game Habitat from new development when new development is otherwise allowed. Dwellings or **other conflicting uses that meet State siting standards will be allowed** in Big Game Habitat provided that impact from the dwelling or other use will be mitigated by development siting standards.*

The criteria of OAR 660-006-0029: Siting Standards for Dwellings and Structures in Forest Zones and is implemented in §507 of the CCZO. The fire siting standards of OAR 660-006-0035 were addressed previously herein where the criteria of OAR 660-006-0031(7)(a) was addressed. Because the proposal demonstrates compliance with the State siting standards of OAR 660-006-0029 and OAR 660-006-0035, compliance with the requirement of this section is also demonstrated as met and the proposed use can be allowed. Siting criteria specific to the Big Game overlay are addressed below where the criteria of CCZO §1193 are addressed.

§1193 Development Siting Standards: All new residential development and uses located in Major and Peripheral Big Game or Columbian White-tailed Deer Habitat shall be subject to following siting standards:

- A. Dwellings and structures shall be located as near each other and existing developed areas as possible considering topography, water features, required setbacks, and firebreaks.

FINDING / CONCLUSION: Where the criteria of CCZO §507.1 were previously addressed herein, the standards of this section were also addressed.

- B. Dwellings and structures shall be located to avoid habitat conflicts and utilize least valuable habitat areas.

FINDING / CONCLUSION: Part XVI, Article VIII(2) of the Columbia County Comprehensive Plan provides:

“Game go to clear-cut areas to feed, use brush lands for hiding cover, and rely on mature forest cover for thermal protection. In addition, the many drainage areas serve as migration corridors for big game travel between different ranges.”

As previously addressed where the criteria of CCZO §507.1 was addressed, the proposed development is clustered in an approximate land area consuming 5 +/- acres on the eastern end of the property that has never produced merchantable timber since the property was logged in 2005 clearly demonstrating that area is the least suitable for growing trees and leaves areas of more mature forest cover for thermal protection in conformance with the statement of Part XVI, Article VIII(2) of the Columbia County Comprehensive Plan. There is no clearcutting proposed or necessary to prepare the land for development and as addressed previously herein, surrounding properties, comprised of large acreages and devoted to commercial forestry uses are already better suited to providing clear cut areas to feed, before this development was proposed. There is no proposed development in proximity to Gus Creek, leaving this drainage area to serve as a migration corridor. The proposed location avoids habitat conflicts and utilizes the least valuable migration and cover habitat areas on subject property. Staff finds that the proposal demonstrates compliance with the criteria of this section.

- C. Road development shall be minimized to that which is necessary to support the proposed use and the applicant shall utilize existing roads as much as possible.

FINDING / CONCLUSION: There are no existing roads on the subject property and applicants propose only one accessway/drive aisle to serve the development. Staff finds that the proposal demonstrates compliance with the criterion of this section.

- D. The owner/occupant of the resource parcel shall assume responsibility for protection from damage by wildlife.

FINDING / CONCLUSION: The provision of this section is an advisory that will be made an ongoing condition of approval.

- E. Riparian and Wetland areas shall be protected in accordance with Sections 1170 and 1180.

FINDING / CONCLUSION: As previously addressed throughout this staff report, there is no development proposed in vicinity to the riparian area of Gus Creek and response from DSL notes that there is no impact to wetlands on the subject property. Staff finds that the proposal demonstrates compliance with the standard of this section.

§1194 The County shall notify the Oregon Department of Fish and Wildlife (ODFW) of all proposed uses or development activities which require a permit and are located in Major or Peripheral Big Game Habitat. The County will consider the comments and recommendations of ODFW,

if any, before making a decision concerning the requested use or activity.

FINDING / CONCLUSION: As addressed where the criterion of CCZO §509.5 was addressed, notice of the proposal was sent to ODFW on April 9, 2026. Austin Reeder, ODFW Associate Wildlife Biologist returned comment to LDS on April 21, 2026, acknowledging that the property was in the overlay but requesting any additional conditions. Accordingly, Columbia County Planning has satisfied its obligation to provide notice to these two agencies. Compliance with the noticing requirement of this section has been demonstrated as met.

§1195 The County shall notify the Oregon Department of Fish and Wildlife (ODFW) and the U.S. Fish and Wildlife (USFW) of all proposed uses or development activities which require a permit and are located in Columbian White-tailed Deer Habitat. The County will consider the comments and recommendations of ODFW and USFW, if any, before making a decision concerning the requested use or activity.

FINDING / CONCLUSION: The subject property is not within the mapped Columbian White-tailed Deer Habitat. Therefore, the standard of this section is not applicable.

Section 1300 SIGNS

§1301 Use: No sign may be established, altered, or expanded hereafter in any district in Columbia County, except in accordance with the provisions outlined in this Section. The sign provisions apply to signs established in conjunction with any use in the county.

FINDING / CONCLUSION: Where the criteria of CCZO §509.4 were previously addressed herein, this section was also addressed. The applicants do not propose any signage, and none are authorized through this review. If signs are proposed in the future, they will be reviewed for conformance with the standards of CCZO §1300 at the time of plans submittal for building permits for any signage.

Section 1400 OFF-STREET PARKING AND LOADING

§1401 General Provisions: At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section.

FINDING / CONCLUSION: The proposal is for a new use with several new buildings, therefore, the standards of this section are applicable.

1406 Location:

- .1 Spaces required by this section shall be provided on the site of the primary uses, provided that, when practical difficulties prevent their establishment upon the same site, the Planning Director may permit the facility to be located within 300 feet therefrom, measured in a straight line (including streets and alleys) from the nearest property line to the nearest parking space; but in any case the location shall meet all provisions of this ordinance which apply.

- .2 Loading spaces and maneuvering area shall be located only on or abutting the property served.

FINDING / CONCLUSION: As demonstrated on the submitted site plan , all parking and loading areas will be provided within the bounds of the subject property. The criteria of this section are demonstrated as met.

1409 Loading Spaces:

- .1 Apartment: Each required space shall be at least 12 feet in width and 25 feet in length.
- .2 Commercial: Each required space shall be at least 12 feet in width and 35 feet in length.
- .3 Industrial: Each required space shall be at least 12 feet in width and 60 feet in length.
- .4 Clearance: The height of each required loading space shall provide a minimum vertical clearance of 13 feet.

FINDING / CONCLUSION: The proposal is not for an apartment complex or a commercial or industrial use, consequently, there is no loading space required.

1410 Size:

- .1 The standard size of a parking space shall be 9 feet by 18 feet.
- .2 Handicapped parking spaces shall be 12 feet by 18 feet.
- .3 Parallel parking, the length of the parking space shall be increased to 22 feet.

FINDING / CONCLUSION: Applicant's *APPENDIX - Q* contains an Access, Parking and Circulation Plan which shows thirteen (13) standard parking spaces and one (1) ADA parking space on the west side of the lodge and there is an area near the bottom of the driveway that is marked as "maneuvering, staging and overflow parking area". The dimensions of these standard spaces are identified to be 9' x 20', demonstrating compliance with the width requirement and which are two feet longer than required. No parallel parking spaces are proposed. There are no dimensions provided for the ADA parking space, however, compliance with this requirement is feasible and will be assured through a **condition of approval** requiring the applicant to submit a revised site plan that provides shows the ADA parking space with dimensions no less than 12' x 18'.

1411 Aisles: Aisles shall not be less than:

- .1 25'0" in width for 90 degree parking;
- .2 20'0" in width for 60 degree parking;
- .3 20'0" in width for 45 degree parking; and
- .4 12'0" in width for parallel parking.

FINDING / CONCLUSION: The 14 parking spaces are accessed at a 90° angle and the Access, Parking and Circulation Plan notes that the access aisle to the parking spaces is 25’ wide, demonstrating compliance with the requirement of this section.

1412 Access: There shall be no more than one 45 foot wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.

FINDING / CONCLUSION: The eastern side of the subject property where development is proposed has approximately 1,450’ of frontage along Nehalem Hwy. and the Access, Parking and Circulation Plan shows one 20’ wide access approach. As proposed, compliance with the standard of this section is demonstrated as met. Notwithstanding the foregoing, in the event the fire district requires the approach to be widened, there is adequate space along the right of way to do so, while still maintaining compliance with the standard of this section. A **condition of approval** will require the applicant to submit a copy of the ODOT issued road approach/access permit to LDS, prior to issuance of building permits.

1413 Surfacing and Marking:

- .1 The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.

FINDING / CONCLUSION: The CCZO does not contain surfacing standards and the Columbia County Roads standards only contain surfacing requirements for roadways, not parking areas. The parking areas will primarily be occupied by passenger cars, pickup trucks, SUV’s however, the surfacing of the parking area must accommodate fire apparatus. The county road standards, Definitions section provides that a fire apparatus access road must have an “all-weather driving surface” and defines the same as “A firm, uniform road surface designed and maintained to bear the imposed loads of fire apparatus. An all-weather driving surface does not necessarily require paving.” Therefore, as long as the parking surface meets the fire district access requirements, the proposal demonstrates feasibility for compliance with the requirement of this section. Because there is no paving requirement, parking spaces can be marked by individual curb stops placed at the head of each parking space and a sign posted where ADA parking spaces are provided. Compliance with the requirement will be assured through a **condition of approval** requiring the applicant to request a planning inspection to verify that the parking spaces are accurately sized and marked prior to receiving final occupancy on the lodge structure. An **ongoing condition of approval** will require ongoing maintenance of parking area demarcation.

- .2 The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.

FINDING / CONCLUSION: The proposal is not for commercial, industrial or apartment use, the standard of this section is not applicable.

1414 Drainage and Lighting: Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall

function so it will not adversely affect adjoining property. Artificial lighting shall be provided in such a manner as to insure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.

FINDING / CONCLUSION: Compliance with the drainage requirement of this section is feasibly met and shall be made an **ongoing condition of approval**.

The applicant does not show any lighting within the represented parking area on submitted Access, Parking and Circulation Plan. A **condition of approval** will require that any installed lighting in the parking area or any exterior portions of any of the buildings, be dark sky qualifying (“Dark Sky Approved”) fixtures.

1415 Parking Areas: All parking areas, excluding one and two-family dwellings, shall meet the following requirements:

- .1 All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.

FINDING / CONCLUSION: The requirement of this section is addressed further herein where the criteria of CCZO §1417 is addressed.

- .2 All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed appropriate by the Director. Truck loading areas need not comply with the preceding requirements.

FINDING / CONCLUSION: The primary parking area proposed on the west side of the lodge will contain fourteen (14) parking spaces (13 standard and 1 ADA). Therefore, there is only one (1) parking bay necessary and no additional spacing or planters are required.

- .3 Parking areas shall be separated from the exterior wall of a structure, exclusive of paved pedestrian entranceways, by a 5 foot strip of landscaping.

FINDING / CONCLUSION: Applicants *APPENDIX – H*, the Landscape Plan, does not demonstrate compliance with the requirement of this section. However, compliance is feasibly met and will be assured through a **condition of approval** requiring the applicant to submit a revised landscape plan showing a 5 foot strip of landscaping between the lodge and the proposed parking area, prior to issuance of building permits.

Another **condition of approval** shall require the applicant to request a planning inspection to verify that the 5-foot landscape strip has been installed prior to receiving final occupancy on the lodge structure.

- .4 Industrial or commercial parking areas, which abut a residential or apartment district, shall meet the building setback of the most restrictive adjoining residential or apartment district.

FINDING / CONCLUSION: The proposal is not for industrial or commercial use therefore, the standard of this section is not applicable.

- .5 When industrial or commercial parking areas adjoin a residential or apartment district, there shall be a sight obscuring planting, which is at least 80 percent opaque and when viewed horizontally from between 2 and 8 feet above ground level. This planting shall be composed of materials which are an adequate size so as to achieve the required degree of screening within 12 months after installation.

FINDING / CONCLUSION: The proposal is not industrial or commercial use therefore, the standard of this section is not applicable.

- .6 Parking areas shall be set back from a lot or parcel line adjoining a street. The setback area shall be landscaped.

FINDING / CONCLUSION: The proposed parking area is far removed from Nehalem Hwy and adequately buffered by existing forest vegetation on site. The standards of this section are demonstrated as met.

- .7 All parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as approved by the Director.

FINDING / CONCLUSION: The site and coincidentally, the parking area, is adequately buffered by existing forest vegetation on site. The standards of this section are demonstrated as met

- .8 A minimum of 10 percent of the parking area shall be landscaped and maintenance of the landscaping shall be the owner's responsibility.

FINDING / CONCLUSION: There will be 13 standard parking spaces and 1 ADA compliant space in the primary parking area, totaling 2,322 s/f of parking area². 10% of 2,322 s/f requires 232 s/f of landscaping in the parking area. Compliance with the requirement of this section is feasibly met by the 5-foot wide strip of landscaping between the parking area and the lodge. The floor plan for the lodge shows that the approximate length of the western side of the lodge (including the bump out for Classroom's #2 and #3 and the length of the Sanctuary wall) is approximately 160'. The planting area for the 160' long x 5' wide strip of landscaping required by CCZO §1415.3 above, will be approximately 800s/f in size. Compliance with this requirement is demonstrated as feasibly met and will be assured through a **condition of approval** requiring the applicant to submit a revised landscape plan showing a 5 foot strip of landscaping between the lodge and the proposed parking area, prior to issuance of building permits.

Another **condition of approval** shall require the applicant to request a planning inspection to verify that the 5-foot landscape strip has been installed prior to receiving final occupancy on the lodge structure.

- .9 Internal pedestrian connections shall be provided in parking lots with greater than ten (10) parking spaces. These connections shall be a minimum of five (5) feet wide and

2. $9' \times 18' = 162 \text{ s/f per standard space}$ and $12' \times 18' = 216 \text{ s/f per ADA space}$ → $162 \text{ s/f} \times 13 \text{ spaces} = 2,106 \text{ s/f} + 216 \text{ s/f for one ADA space} = 2,322 \text{ s/f}$.

distinguished from vehicular areas through changes in elevation or contrasting paving materials (such as light-color concrete inlay between asphalt). Paint or thermo-plastic striping and similar types of nonpermanent applications may be approved for crossings of parking lot areas that do not exceed 24 feet in crossing length.

FINDING / CONCLUSION: The proposal requires more than 10 parking spaces in the primary parking area on the western side of the lodge, therefore, a 5’ wide pedestrian connection shall be provided. The submitted Access, Parking and Circulation Plan shows the parking spaces all in one row, adjacent to the lodge structure, if the revised site plan shows the same layout, the 5’ wide pedestrian aisle can be shown as a walkway in front of the parking spaces as the parking layout of a singular row would not require drivers or passengers exiting vehicle to cross a parking lot. If the revised site plan shows parking split into more than one row as currently represented, there shall be provided a 5’ wide pedestrian aisle between the rows. Staff finds that compliance with the requirement of this section is demonstrated as feasibly met and will be assured through a **condition of approval** requiring the applicant to submit a revised parking plan, demonstrating compliance with the requirement of this section, prior to authorization for building permits.

Another **condition of approval** shall require the applicant to request a planning inspection to verify that the 5-foot wide pedestrian access aisle has been installed and marked as required, prior to receiving final occupancy on the lodge structure.

.10 In urban growth boundaries and urban unincorporated communities, parking lots for commercial, industrial, and public/quasi-public uses that have designated employee parking and more than 20 parking spaces shall provide at least 10% of the employee parking spaces (with a minimum of two spaces) as preferential long-term carpool and vanpool parking spaces. Preferential carpool and vanpool parking spaces shall be closer to the entrances of the building than other parking spaces, with the exception of ADA accessible parking spaces.

FINDING / CONCLUSION: The subject property is not within an urban growth boundary or urban unincorporated community therefore, the standards of this section are not applicable.

1416 Minimum Required Off-Street Parking Spaces:

FINDING / CONCLUSION: A Youth Camp is not one of the listed uses provided in CCZO §1416, therefore, the provision of CCZO §1417 is applicable.

1417 Unspecified Uses: Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.

FINDING / CONCLUSION: The applicant’s findings addressing this section state:

“Columbia County Zoning Ordinance, Section 1416 prescribes minimum parking requirements for delineated uses. Youth Camp is not a delineated use. Section 1417 states that, “Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.”

The project includes a gathering hall, which is similar to “Auditorium or Meeting Room” and requires “one space for each 60 square feet of floor area in the auditorium.” Section 1416.2.

Additionally, the project includes sleeping areas, which are similar to a “Hotel” and requires “one space for each 2 guest rooms.” Section 1416.3 Hotel. Using these parking standards would require 408 parking spaces. However, the campers will arrive and depart from the property via shared bus, and employees will carpool use the camper buses. As such, the project includes 14 parking spaces and 1 ADA parking spaces [sic]. Additionally, the project includes a 24,027 square foot overflow parking area, which will be used for the proposed limited events. This parking will satisfy project needs. Additionally, to ensure that no parking occurs along Highway 47, the project applicant will request that ODOT place “No Parking” signs along the property frontage.”

It is unclear how the applicant’s calculations arrived at 408 parking spaces required. The Planning Director’s interpretation of the parking standards is provided below:

The proposal is for a church youth camp, therefore, the Planning Director asserts that the parking requirement for Churches under CCZO §14.16.2 be applied to the total square footage of the lodge structure, minus hallways and bathrooms (totally approximately 12,000 s/f +/-) requiring one (1) space per 80 s/f, and the cabin and sleep houses be calculated by the Hotel use, pursuant to CCZO §1416.3, requiring one (1) space per each two (2) guest rooms:

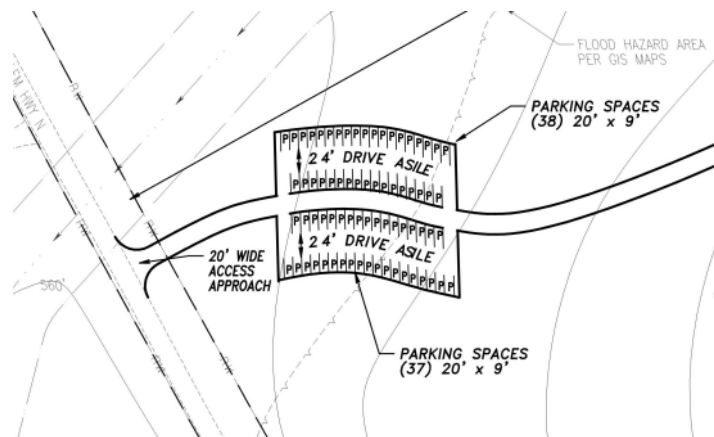
Lodge Structure, exclusive of bathrooms and hallways = 150 spaces (12,000 s/f ÷ 80)

Two (2) cabins with eight (8) bedrooms each = 8 Spaces

Six (6) sleep houses with four (4) bedrooms each + = 12 spaces

TOTAL 170 spaces

The applicant proposes thirteen (13) standard parking spaces and one (1) ADA Compliant parking space up by the lodge and provides that an overflow parking area of approximately 24,000’+/- as shown near the bottom of the driveway, between two proposed storm facilities on the submitted Access, Parking and Circulation Plan. A standard 9’ x 18’ parking space is 162 s/f, and 24,000 s/f ÷ 162 would appear to yield an additional 148 parking spaces, however, removal of a number of those parking spaces to account for 25’ drive aisles for vehicles which would likely be parked at 90° angles in the overflow area must be accounted for. The applicant shows the parking overflow area to have only 24’ drive aisles however, they identify the parking spaces to be 9’ wide x 20’ in length which is two (2) feet more than the required length of standard parking spaces. If the length of parking spaces is reduced to only the required amount of 18’, drive aisles can be made 25’+ in width in compliance with the 90° parking angle requirement.



As proposed, the overflow parking area would accommodate approximately 75 additional vehicles (38 +37), however, pursuant to CCZO §1415:

Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.

Therefore, two (2) of the standard parking spaces represented in the overflow area should be made ADA compliant spaces that are 12' wide x 18' long (CCZO §1410.2) and would reduce the overflow parking area to accommodate approximately 73 spaces. Combined with the 14 parking spaces provided at the lodge, this would provide a total of 87 parking spaces.

As provided where the criteria of OAR 660-006-0031(4)(a)&(b) were addressed above there will be a maximum number of 350 attendees (campers and staff) on any given operational day and a recommended maximum of 499 attendees allowed for eight (8) calendar days per year. The Planning Director considers the fact that the proposal is for a *Youth Camp* where most of the campers will likely not be of driving age. The applicant's findings state:

"... the campers will arrive and depart from the property via shared bus, and employees will carpool use the camper buses"

Staff would also note that while the proposed development is located on the eastern side of the parcel, there remains adequate area on primarily flat ground, on the western, approximately 26.75 acre, portion of the parcel where the caretakers quarters and infirmary building exists, in the event that more overflow parking for special events was necessary during those eight (8) calendar days per year on which those special events may occur.

For these reasons, the Planning Director finds that provision of **87 parking spaces** will adequately serve the site for the specific use proposed, and recommends a finding of compliance with these criteria, to the Planning Commission. A **condition of approval** will require the applicant to submit a revised Access, Parking and Circulation Plan, showing the 71 standard parking spaces and 2 ADA compliant spaces in the overflow parking area.

1418 MINIMUM REQUIRED OFF-STREET LOADING SPACES

FINDING / CONCLUSION: As identified above where the criteria of CCZO §1409 were addressed, the proposal is not for an apartment complex or a commercial or industrial use, consequently, there is no loading space required.

1419 Minimum Required Bicycle Parking Spaces:

- .1 All Public and Semi-Public buildings and uses, Retail uses, Apartment Dwelling uses and Commercial Recreation uses where required new vehicle parking areas exceed 10 motor vehicle spaces must include a designated area for bicycle parking within 50 feet of a public entrance.

FINDING / CONCLUSION: The proposed Youth Camp is not a public, retail, apartment dwelling, or commercial recreational use. Therefore, the standards of this section are not applicable.

1450 *Transportation Impact Analysis:* A Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

- .1 **Applicability.** A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:
 - A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.
 - B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.
 - C. Potential impacts to intersection operations.
 - D. Potential impacts to residential areas or local roadways, including any non-residential development that will generate traffic through a residential zone.
 - E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.
 - F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
 - G. A change in internal traffic patterns may cause safety concerns.
 - H. A TIA is required by ODOT pursuant with OAR 734-051.
 - I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

FINDING / CONCLUSION: The proposal involves (A) a change in land use designation because the site is currently undeveloped and addition of a use constitutes a change of use. Additionally, Nehalem Hwy., which the site takes access from, is an ODOT facility therefore, as addressed in subsection (H), a Transportation Impact Analysis (TIA) is required pursuant to OAR 734-051.

Applicants *APPENDIX – L*, is a Traffic Memorandum prepared by Oregon Registered Professional Traffic Engineer, Massoud G. Saberian, on February 4, 2026. The trip generation calculations set forth in that memo state that the proposed development will not generate an increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips and states:

“The gently rolling topography along the Highway 47 adjacent to the proposed project site consisting of straight roadway alignment, occasional minor horizontal and vertical curves near the

site pose no challenge or restrictions. The applicant will remove a few recently overgrown vegetation and maintain all vegetation along the frontage of the property at least 15 feet back from the edge of the roadway.”

The conclusions and recommendations made by the traffic engineer state:

“Based on the findings of the traffic memorandum documented in this summary report, the proposed development can be developed while maintaining acceptable levels of operation and safety on the surrounding transportation system and site access based on applicable Columbia County Zoning Ordinance.

In order to clearly define the right-of-way, the applicant must install a standard Stop Sign at the exit driveway before entering Highway 47 and remove and maintain any vegetation that might block the line of site in either direction now or in the future.”

Notice of the proposal was sent to David House, Kimberly Fear and Paul Atwood at ODOT. As of the date of publishing of this staff report, ODOT has not returned any comment regarding the proposal.

Staff finds that due to the conclusions and recommendations of the Oregon Registered Professional Traffic Engineer as presented in the Traffic Memorandum dated February 4, 2026, compliance with the access requirements of ODOT is demonstrated as feasibly met, and compliance with those access requirements will be assured through and a **condition of approval** requiring the applicant to submit a copy of the road approach/access permit issued by ODOT, prior to issuance of building permits.

An additional **condition of approval** shall require the applicant to submit final authorization from ODOT on the road approach/access permit, prior to obtaining final occupancy on any building permits.

- .2 Consistent with the County’s Guidelines for Transportation Impact Analysis (TIA), a landowner or developer seeking to develop/redevelop property shall contact the County at the project’s outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination.

If the County cannot properly evaluate a proposed development’s impacts without a more detailed study, a TIA will be required. The County will provide a scoping summary detailing the study area and any special parameters or requirements, beyond the requirements set forth in the County’s Guidelines for Transportation Impact Analysis, when preparing the TIA.

FINDING / CONCLUSION: The subject property takes access from Nehalem Hwy., an ODOT facility, therefore, notice of the proposal was sent to David House, Kimberly Fear and Paul Atwood at ODOT. As of the date of publishing of this staff report, ODOT has not returned any comment regarding the proposal. Staff finds that compliance with any ODOT requirements is feasibly met through a **condition of approval** requiring the applicant to submit a copy of the road approach/access permit issued by ODOT, prior to issuance of building permits.

An additional **condition of approval** shall require the applicant to submit final authorization from ODOT on the road approach/access permit, prior to obtaining final occupancy on any building permits.

Section 1500 DISCRETIONARY PERMITS

§1501 GENERAL PROVISIONS: All applications for zone changes, conditional uses, temporary permits, variances, and restoration, replacement or alteration of nonconforming uses shall be evaluated under the specific criteria listed within this ordinance. Unless otherwise specified in the district, all applications shall be subject to the procedures under Section 1600.

FINDING / CONCLUSION: The proposal for a Youth Camp in the PF-80 zone is a Conditional Use pursuant to CCZO §505.11. The specific criteria applicable to the proposal, as listed in Section I. on page one (1) of this staff report have been evaluated and addressed throughout this report. The review procedure has been consistent with the requirements of CCZO §1603.

- .1 The granting of a discretionary permit may be subject to such conditions as are reasonably necessary to protect the public health, safety, or general welfare from potentially deleterious effects resultant from approval of the permit, or to fulfill the public need for public service demands created by approval of the request.
- .2 Findings justifying decisions made with regard to a discretionary permit shall be made in writing and shall be provided to the applicant. The Commission may make a tentative decision and instruct the Director to draft findings to support the decision. In such an action, the final decision and the adoption of written findings shall occur at the next regularly scheduled Commission meeting.

FINDING / CONCLUSION: Staff has prepared this staff report providing analysis of the proposal and how it complies or can feasibly comply with all provisions of the CCZO and OAR 660-006-0031, through satisfaction of recommended conditions of approval. The Planning Commission may adopt all of the conditions recommended by staff or some of the conditions recommended by staff and may modify recommended conditions and apply new conditions that have not been recommended by staff.

§1503 CONDITIONAL USES

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:

FINDING / CONCLUSION: A public hearing for review of the proposal by the Planning Commission is scheduled on Monday, May 4, 2026, at Healy Hall, the auditorium part of the Columbia County Public Works office and facilities, in accordance with the requirement of this section. The applicant submitted written findings and supporting materials addressing provisions of the CCZO, relevant to the proposal and provisions of OAR 660-006-0031. The criteria of this section are demonstrated as met.

- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;

FINDING / CONCLUSION: The proposal for a Youth Camp in the PF-80 zone is a Conditional Use pursuant to CCZO §505.11. The criterion of this section is demonstrated as met.

- B. The use meets the specific criteria established in the underlying zone;

FINDING / CONCLUSION: The use, as proposed and conditioned, meets or feasibly meets with conditions of approval, the specific criteria of the PF-80 zone district found in CCZO §500. The criteria of this section have been demonstrated as met as addressed throughout this staff report.

- C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;

FINDING / CONCLUSION: Where the site suitability was reviewed the criteria of OAR 660-006-0031 and CCZO §507, §508, §509, §1104, §1172 and §1190 were addressed and found to demonstrate compliance or feasibility for compliance through conditions of approval, the criteria of this section are also demonstrated as met.

- D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;

FINDING / CONCLUSION: As previously addressed herein, where the criteria of CCZO §1450 were addressed, the transportation system is adequate to support the proposed use. No other public facilities than the use of Nehalem Hwy. are necessary or proposed. Therefore, staff finds that criteria of this section are demonstrated as met.

- E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031 (4)(d)&(g), (5)(a)&(b) and (8), and CCZO §507.1(A) as previously addressed herein, were demonstrated as met, or feasibly met through an applied condition of approval, staff finds that the criteria of this section are also demonstrated as met.

- F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(9) and CCZO §507.1(E) and §508.4, as previously addressed herein, were demonstrated as met, or feasibly met through an applied condition of approval, staff finds that the criteria of this section are also demonstrated as met.

- G. The proposal will not create any hazardous conditions.

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(5)(b)(B) and CCZO §508.2 as previously addressed herein, were demonstrated as met, or feasibly met through an applied condition of approval, staff finds that the criteria of this section are also demonstrated as met.

Section 1550 SITE DESIGN REVIEW

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

1551 Types of Site Design Review:

- A. Type 1: Projects, developments and building expansions which meet any of the following criteria:
 - 1. are less than 5,000 sq.ft., and are less than 10% of the square footage of an existing structure.
 - 2. Increase the number of dwelling units in a multi-family project.
 - 3. Increase the height of an existing building.
- B. Type 2: Projects, developments and building expansions which meet any of the following criteria:
 - 1. have an area of 5,000 sq.ft. or more, or are 10% or more of the square footage of an existing structure.
 - 2. Change the category of use (e.g., commercial to industrial, etc.).
 - 3. New off-site advertising signs or billboards.
 - 4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

FINDING / CONCLUSION: As demonstrated by the submitted site and floor plans, the current proposal for a Youth Camp and associated structures and facility is a new use and proposes more than 5,000 s/f of development. Therefore, the proposal has been appropriately submitted and reviewed as a Type 2 Site Design Review.

1552 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

FINDING / CONCLUSION: The proposal is for authorization of a Conditional Use and a Type 2 Design Review and has been processed in accordance with the requirements of CCZO §1603. As such, upon review by the Planning Commission and issuance of a final decision, the decision will be subject to the appeal provisions established in CCZO §1700.

1553 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the pre- application conference.

FINDING / CONCLUSION: A pre-application conference (file no. PRE 25-03) was held on February 12, 2025. The criterion of this section is demonstrated as met.

1560 Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrian ways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.

- B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:
 - 1. Contour lines at the following minimum intervals:
 - a. 2 foot intervals for slopes 0-20%;
 - b. 5 or 10 foot intervals for slopes exceeding 20%;
 - c. Identification of areas exceeding 35% slope.
 - 2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.
 - 3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.
 - 4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.
 - 5. Streams and stream corridors.
 - 6. Location, species and size of existing trees proposed to be removed.
 - 7. Significant noise sources.
 - 8. Existing structures, improvements, utilities, easements and other development.

9. Adjacent property structures and/or uses.

FINDING / CONCLUSION: Applicants submitted *APPENDIX - C*, “Existing Site Plan”, demonstrates compliance with the requirements of this section.

1561 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:
 1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
 2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
 3. Identification information, including names and addresses of project designers.
 4. Natural features which will be utilized in the site plan.
 5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
 6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
 7. Historic structures, as designated in the Comprehensive Plan.
 8. Approximate location and size of storm water retention or detention facilities and storm drains.
 9. Location and exterior dimensions of all proposed structures and impervious surfaces.
 10. Location and dimension of parking and loading areas. pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.
 11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.

14. Service areas for waste disposal and recycling.
15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
16. Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.
17. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;
 - d. Location, type, size, and species of existing and proposed shrubs and trees; and
 - e. A narrative which addresses soil conditions and erosion control measures.

FINDING / CONCLUSION: Plans submitted by the applicant, including; *APPENDIX - D*: Proposed Site Plan, *APPENDIX - E*: Proposed Grading Plan, *APPENDIX - F*: Drainage Plan, *APPENDIX - H*: Landscape Plan, and *APPENDIX - K*: Access Parking and Circulation Plan, primarily demonstrate compliance with the requirements of this section. Any deficiencies within the submitted plans have been addressed within the relevant portions of this staff report, and compliance with the requirements of those sections were deemed to be feasibly met through conditions of approval requiring submittal of revised plans, as applicable.

- B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.

FINDING / CONCLUSION: Applicants submitted *APPENDIX - E*, “Proposed Grading Plan”, demonstrates compliance with the requirements of this section.

- C. Architectural Drawings:
 1. Building elevations and sections;
 2. Building materials (color and type);
 3. Floor plan.

FINDING / CONCLUSION: Applicants submitted *APPENDIX - Q*, contains building elevation profiles showing the proposed building materials, and floor plans of the proposed structures, demonstrating compliance with the requirements of this section.

- D. Signs: (see also Zoning Ordinance Section 1300)

FINDING / CONCLUSION: No signs have been proposed, therefore the provision of this section and the standards outlined in CCZO §1300 are not applicable.

1562 Landscaping: Buffering, Screening and Fencing:

A. General Provisions:

- 1. Existing plant materials on a site shall be protected to prevent erosion. Existing trees and shrubs may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the trees or shrubs.

FINDING / CONCLUSION: The applicants submitted *APPENDIX – O*, Resource Protection Plan and Tree Plan, demonstrates compliance with the requirements of this section.

- 2. All wooded areas, significant clumps or groves of trees, and specimen conifers, oaks or other large deciduous trees, shall be preserved or replaced by new plantings of similar size or character.

FINDING / CONCLUSION: The applicants submitted *APPENDIX – O*, Resource Protection Plan and Tree Plan, identifies the number, kind and location of any trees that are necessarily removed for construction of the development. Pursuant to CCZO §510.2 &.3 and OAR 660-006-0031(7)(a), requiring compliance with the fire break requirements of OAR 660-006-0035(3), require removal of vegetative fuels in a 130’ perimeter around any structure.

As previously identified herein, where the criteria of CCZO §507.1 (C) were addressed, the physical development of the youth camp is primarily proposed in an area on the subject property that has not produced much growth since harvest near 2005. Therefore, no significant clearing is proposed or necessary in wooded area, clumps of groves or trees. Staff finds that as presented, the proposal demonstrates compliance with the requirements of this section.

B. Buffering Requirements:

- 1. Buffering and/or screening are required to reduce the impacts on adjacent uses which are of a different type. When different uses are separated by a right of way, buffering, but not screening, may be required.

FINDING / CONCLUSION: Where the criteria of OAR 660-006-0031(5)(b) were addressed and found to demonstrate compliance, or feasibility for compliance through conditions of approval, the criteria of this section are also demonstrated as met.

- 2. A buffer consists of an area within a required setback adjacent to a property line, having a width of up to 10 feet, except where the Planning Commission requires a greater width, and a length equal to the length of the property line adjacent to the abutting use or uses.

FINDING / CONCLUSION: Aerial imagery identifies that the subject property is forested and as identified in applicants submitted *APPENDIX – O*, Resource Protection Plan and Tree Plan, only a small number of trees are necessarily removed in the areas proposed for physical construction of the development. In order for the proposal to comply with the fire break standard of OAR 660-006-0031(7)(a)(3) as previously addressed herein, a structural setback of 130’ from any property boundaries has been recommended to the Planning Commission by the Planning Director.

Notwithstanding the foregoing, if the Planning Commission adopts a lesser setback than recommended by the Planning Director, it will be no less than the standard structural setback of 50' required in the PF-80 zone pursuant CCZO §509.6(A). Consequently, at minimum, a 50' wide buffer of trees will remain along all property boundaries adjacent to the proposed development. Staff finds that as presented, or if greater setback is conditioned, the proposal demonstrates compliance with the standard of this section.

An **ongoing condition of approval** will prohibit clearing of any vegetation within 10' of property boundaries in order to maintain compliance with the standard of this section.

3. Buffer areas shall be limited to utilities, screening, pedestrian and bicycle paths, and landscaping. No buildings, roads, or parking areas shall be allowed in a buffer area.

FINDING / CONCLUSION: The minimum structural setback required by CCZO §509.6(A) is 50', and if the Planning Commission adopts the Planning Directors recommendation to increase the setback to order to comply with the requirement of OAR 660-006-0031(7)(a)(3), the required structural setback will be increased to at least 130'. In either event, both potential structural setbacks that may be applied by the Planning Commission are greater than the 10' buffer area prescribed by CCZO §1562(B).2 above. Coincidentally, the proposal complies with the standard of this section because no building will be allowed within 10' of a property line.

4. The minimum improvements within a buffer area shall include:
 - a. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than 10 feet high for deciduous trees and 5 feet high for evergreen trees, measured from the ground to the top of the tree after planting. Spacing of trees at maturity shall be sufficient to provide a year-round buffer.
 - b. In addition, at least one 5-gallon shrub shall be planted for each 100 square feet of required buffer area.
 - c. The remaining area shall be planted in grass or ground cover, or spread with bark mulch or other appropriate ground cover (e.g. round rock). Pedestrian and bicycle paths are permitted in buffer areas.

FINDING / CONCLUSION: As addressed above where the criteria of CCZO §1562(B).2 were addressed, at minimum, a 50' wide buffer of existing trees and shrubs will remain along all property boundaries adjacent to the proposed development. Staff finds that as proposed the proposal demonstrates compliance with the standards of this section and no additional planting is required.

C. Screening Requirements:

1. Where screening is required, the following standards shall apply in addition to those required for buffering:
 - a. A hedge of evergreen shrubs shall be planted which will form a four foot high continuous screen within two years of planting; or,

- b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be planted in lawn, ground cover or bark mulch; or,
- c. A five foot or taller fence or wall shall be constructed to provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

FINDING / CONCLUSION: As previously addressed within this section, a 50’ wide buffer of existing trees and shrubs will remain along all property boundaries adjacent to the proposed development. Staff finds that as proposed the proposal demonstrates compliance with the requirement of subsection (a) of this section.

- 2. When the new use is downhill from the adjoining zone or use being protected, the prescribed heights of required fences, walls, or landscape screening along the common property line shall be measured from the actual grade of the adjoining property at the common property line. This requirement may be waived by the adjacent property owner.

FINDING / CONCLUSION: As previously identified where the site conditions and criteria of OAR 660-006-0031(5)(b)(C) were addressed, County GIS 20’ contours identify that the proposed development is situated downslope of adjacent properties to the south and to the east. Development is proposed in nearest proximity to the eastern property boundary, however, as previously addressed above, the development will be at least 50’ (and potentially 130’) from the common boundary. Measuring 50’ from the eastern property line, the contour intervals show an elevation difference of 20’ between the eastern boundary and the nearest proximity that a structure could be placed. The existing trees and shrubbery that will remain are higher in all locations of the minimum 50’ (and potentially 130’) swath than the 4’ height requirement that would be applied to the buffer area on the common (higher elevation) eastern boundary. Staff finds that existing site conditions demonstrate compliance with the requirement of this section.

- 3. If four or more off-street parking spaces are required, off-street parking adjacent to a public road shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least 4 feet in total height at maturity. Additionally, one tree shall be provided for each 50 lineal feet of street frontage or fraction thereof.

FINDING / CONCLUSION: Four or more off street parking spaces are required, however, none are proposed adjacent to a public road. Therefore, the criteria of this section are not applicable.

- 4. Landscaped parking areas may include special design features such as landscaped berms, decorative walls, and raised planters.

FINDING / CONCLUSION: Parking area landscaping requirements were addressed above where the criteria of CCZO §1415 were addressed. There are no special design features proposed or

necessary.

5. Loading areas, outside storage, and service facilities must be screened from adjoining properties.

FINDING / CONCLUSION: As addressed where the criteria of CCZO §1409 and §1418 were addressed above, the proposed use does not require a loading area. Additionally, as previously addressed in multiple locations within this staff report, the proposed location of development in the central eastern portion of the subject property and existing site conditions provides adequate buffer and screening around all development proposed. Staff finds the criteria of this section to be demonstrated as met.

D. Fences and Walls:

1. Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed within a required front yard. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height.
2. The prescribed heights of required fences, walls, or landscaping shall be measured from the lowest of the adjoining levels of finished grade.
3. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.
4. Re-vegetation: Where natural vegetation or topsoil has been removed in areas not occupied by structures or landscaping, such areas shall be replanted to prevent erosion.

FINDING / CONCLUSION: As addressed where the Screening criteria of CCZO §1562(C) were addressed, no fences or walls are required or proposed. Therefore, the criteria of this section are not applicable.

1564 Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

FINDING / CONCLUSION: As conditioned in multiple staff findings and conclusions within this staff report, the applicant shall submit revised Site, Access, Parking and Circulation and Landscape Plans prior to issuance of building permits. The revised plans shall be substantially in conformance with the proposal reviewed and approved by the Planning Commission and modified only to me

the stated conditions of approval.

V. COMMENTS RECEIVED

Comments received from noticed agencies and neighboring property owners are made part of the complete record.

Agency comments were returned by: the Columbia County Building Official, Sanitarian, and office of Public Health, Chief of the Mist-Birkenfeld RFPD and the Oregon Department of Fish and Wildlife (ODFW). Those comments were considered during staff review, analysis of the proposal and production of this staff report. Requested conditions of approval are identified and incorporated below in the Planning Directors Recommended Conditions of Approval.

One citizen comment from Rosemary and Thomas Berdine, residents of neighboring Clatsop County, was received by the Planning Director via email on April 22, 2022. The Planning Director provides a singular response to the enumerated statements and concerns expressed by Rosemary and Thomas Berdine within that submitted comment³.

Planning Director response:

The Planning Director takes no position on the subjective statements made within the submitted comment and only addresses the requirements of the relevant governing statutes, administrative rules and ordinances related to the land use/development review permitting process.

The land use review process is focused, specifically and only, on review of the proposed use of the land, and how a proposal complies or does not comply with the applicable governing statutes, administrative rules and ordinances. More succinctly stated land use review is generally not concerned with the people involved, it is concerned with the proposed use of the land. If a land use may be authorized by governing statutes, administrative rule and/or the zoning ordinance, as long as the submitted proposal demonstrates compliance, or feasibility for compliance, with those relevant criteria ordained by the same, the use may be approved regardless of who the property owner is, who the applicant's authorized agent is, or who will actually be conducting the use. Neither the property owner or authorized agent's background or personal life, nor the personal opinions or assertions of someone else regarding those people, are a land use matter that can, or even should, be legally contemplated through the land use review process.

As a point of education for the submitter of this comment, or any other potentially concerned party, any landowner may hire a person to prepare a land use application and represent them during the land use permit review process, much like they might hire someone to prepare their taxes. There are no certification requirements to be met to be an authorized agent, as related to the land use review process however, most often, people contracted as authorized agents are land use attorneys, surveyors or registered engineers, but again, this is not a requirement. Representation is an agreement or contract between the landowner and the agent and the only requirement of the planning division is provision of written authorization from the land owner certifying that this person on the form is authorized to act on their behalf, which generally includes research and preparation of application materials, submittal to same to the reviewing jurisdiction and being the point of contact for the reviewing jurisdiction during the review process.

3. All comments and materials submitted, written or oral, become part of the public record. The County does not verify the accuracy of statements made by the public and does not endorse or take responsibility for any defamatory, offensive, or illegal content submitted by participants. The opinions and assertions expressed by the commenter are entirely their own.

Hypothetical situations set forth by someone are not considered, unless they are rooted in concern for a proposal's feasibility to comply with specifically stated land use standards or criteria. As a point of fact, OAR 660-006-0031(3) explicitly states: "Youth camps do not include any manner of juvenile detention center or juvenile detention facility." This criterion was reviewed and addressed by the Columbia County Planning Director on page 5 of this staff report. There is no evidence of a "residential program" made part of the submitted application materials or proposal. If there were, pursuant to the stated prohibition of OAR 660-006-0031(3) the review of the application would have resulted in a Planning Directors recommendation of denial to the Planning Commission.

The applicants have proposed a Youth Camp, a use that is authorized by the State of Oregon pursuant to OAR 660-006-0031. As addressed throughout this staff report, the proposal has demonstrated compliance, or feasibility for compliance through imposed conditions of approval, which must be satisfied before the development will be legally permitted to commence.

The applicant will be paying for the infrastructure serving the development by way of Systems Development Charges (SDCs) the intended purpose of which is to explicitly offset the costs of infrastructure capacity needed to serve any and all new development. These fees are calculated as part of building plan review and must be paid prior to final occupancy on any building permit.

It is unclear to staff why the proposed Youth Camp would burden the school districts. Again, the proposal is for a church youth camp, not a youth detention facility and there is no coordination requirement with local school districts.

The septic system is required to be permitted as established in the recommended conditions of approval below. The system will conform to the regulations and requirements as required by the County Sanitarian who applies the standards and requirements ordained by the Oregon Department of Environment Quality (DEQ). The County Sanitarian will follow their regulating processes and procedures establishing permitting requirements, as is done for any and all developments approved in the County requiring sanitation facilities. She is a well trained and experienced professional, having worked in Columbia County for many years. She thoroughly understands how unique site conditions may affect an installed system and accounts for those conditions when establishing her permitting requirements, prior to providing authorization to install any system.

As evidenced on the submitted site plans, there is no development proposed within the mapped floodplain. Notwithstanding the foregoing, you will note that there is an ongoing condition of approval applied, which requires the applicant to obtain approval of a floodplain development permit in the event any development is proposed in the mapped floodplain in the future.

Neither OAR 660-006-0031 nor the zoning ordinance requires submittal of an environmental impact study for the proposed development. Analysis of impacts to the relevant overlays mapped on the subject and surrounding properties, such as the mapped peripheral Big Game Habitat, have been addressed as required where the applicable provisions are addressed and analyzed in this staff report.

The land use review is only the first step in the permitting process to conduct institutional uses. There are many other permitting requirements from other regulating agencies that are required before the use could even legally occur. This is not an uncommon occurrence with most land use and many other jurisdictional permitting processes. It is understood that the components of community development do not exist in a silo.

In this instance, the State of Oregon classifies a Youth Camp as an “Organizational Camp” which is appropriately governed by the provisions of the Oregon Health Authority – Public Health Division, Chapter 333. Reasonably, the Public Health Division of the State of Oregon is tasked with the permitting requirements applicable to PEOPLE, where Columbia County Land Development Services is tasked with the local permitting requirements of LAND development.

*OAR 333-030-0005 sets forth the purpose of Division 30 – **Organizational Camp Rules**, the text of this section of the OAR sets forth:*

*“These rules prescribe the requirements for the construction, operation and use of organizational camps. **They are for the purpose of protecting the health and welfare of persons using these camps.** Various types of activities are found in organizational camps and the **rules are designed to assure the protection of individuals** consistent with those activities.”*

One of the many provisions of OAR 333-030-0020 provides Public Health licensing requirements for establishment of an “Organizational Camp”.

Additionally, the applicant is required to satisfy the many requirements established in the Building Codes Division, Chapter 918, Division 650 (OAR 918-650) as administered by the County Building Official.

Finally, St. Helens is the county seat which, by definition, is the town or city that serves as the administrative center, capital, or hub of government for a county. Regular meetings of any County Commission are held within County administrative buildings and facilities.

VI. CONCLUSION & RECOMMENDATION

Based upon the research investigation of the subject and surrounding properties by staff, and the analysis, facts and findings presented within this staff report, the Planning Director recommends the Planning Commission APPROVE this request for a Conditional Use Permit and Site Design Review to allow the proposed Youth Camp, subject to the following conditions:

VII. RECOMMENDED CONDITIONS OF APPROVAL

1. **EXPIRATION:** The approval period shall be valid for four (4) years. At a minimum, a development construction permit must be issued by Land Development Services within the approval period. If a construction permit is not issued within the approval period, the land use permit expires. An extension of two years on the approval period may be granted by the Director if a written request is received prior to its expiration and the reason for the delay is beyond the control of the owner.
2. **LIMITATION OF APPROVAL:** This approval authorizes the Conditional Use of a Youth Camp, pursuant to the provisions of OAR 660-006-0031. This permit authorizes this land use only, and does not guarantee approval of any other permits necessary for the future proposed development of the subject property.
3. **COMPLIANCE:** Conditions placed upon the development of a site are also placed upon any building permits issued for the same site. These conditions shall be met by the developer prior to an occupancy permit being issued by the Building Official, or as an alternative, a bond shall be posted equal to 125% of the estimated cost of the unfinished work, to ensure completion

within 1 year of occupancy. If all improvements are not completed within the 1-year bond period, the County may use the bond to complete the work [CCZO §1559].

4. **SETBACKS REQUIRED:** All structures on site shall maintain compliance with the discretionary setback of **130'** from any property boundaries, as applied and ordered by the Planning Commission.
5. **ALL REQUIRED AGENCY PERMITS SHALL BE OBTAINED:** The applicant shall obtain all necessary permits from County, Federal and State agencies and maintain compliance with the requirements of those permits for the duration of operation of the youth camp.
6. **STATE OF OREGON PUBLIC HEALTH DIVISION PERMITS:** The applicant must obtain all necessary permits as regulated by the State of Oregon Public Health Division, pursuant to OAR 333-030 and maintain compliance with the requirements of those permits for the duration of operation of the youth camp.
7. **BUILDING PERMITS REQUIRED:** The applicant shall obtain all necessary building, electrical, mechanical, plumbing and change of occupancy permits (if required for conversion of the existing hunting lodge structure to a caretakers residence / infirmary) as required by the Building Official.
8. **COMPLIANCE WITH Building Codes Division, Chapter 918:** Site development of the Youth Camp shall demonstrate compliance with all requirements for RECREATION PARKS AND ORGANIZATIONAL CAMPS established by OAR 918-650, as administered by the Building Official.
9. **STORMWATER & EROSION CONTROL:** Pursuant to Columbia County Stormwater & Erosion Control Ordinance – Appendix A, future construction permits shall be accompanied by engineered stormwater and erosion control plans.
10. **TO BE VERIFIED AT TIME OF BUILDING PLANS SUBMITTAL:** the following requirements shall be verified at the time of plans submittal for building permits.
 - a) Kitchen facilities will be authorized in the lodge and in the caretaker's dwelling ONLY.
 - b) Bathing Facilities (showers) are within the Lodge structure floorplan ONLY.
 - c) There are no Kitchen or Bathing facilities (showers) in the Sleep Houses or Cabins, lavatories will be authorized in these structures.
 - d) All structures designed for human habitation shall have a fire retardant roof.
 - e) If a structure has a chimney or chimneys, each chimney shall have a spark arrester.

PRIOR TO ISSUANCE OF BUILDING PERMITS: Prior to planning division authorization for building permit issuance, the following conditions shall be satisfied.

11. **REVISED SITE PLAN:** The applicant shall submit a revised site plan prior to commencement of site development or issuance of building permits. The revised site plan shall demonstrate compliance with the following requirements:

- a) The structural setback from property boundaries prescribed by the Planning Commission.
- b) The primary (30') and secondary (100') fire break requirements are met for all structures proposed [CCZO §510.2 & .3]
- c) The distance from Gus Creek to the nearest structure proposed for development on the required revised site plan will ensure compliance with the setback requirements of CCZO §1172(A).

12. **REVISED ACCESS, PARKING AND CIRCULATION PLAN:** The applicant shall submit a revised Access, Parking and Circulation Plan prior to commencement of site development or issuance of building permits. The revised site plan shall demonstrate compliance with the following requirements:

- a) Drive aisles within the primary and overflow parking areas 25' in width [CCZO §1411].
- b) Internal pedestrian connections will a minimum of five (5) feet wide and distinguished from vehicular areas [CCZO §1415.9].
- c) **PARKING SPACES REQUIRED:**
 - i. The Primary Parking Area adjacent to the lodge shall show no less than 13 standard parking spaces with dimensions no less than 9' x 18' and 1 ADA compliant parking space with dimensions no less than 12' x 18'; and
 - ii. The Overflow Parking Area near the driveway shall show no less than 71 standard parking spaces with dimensions no less than 9' x 18' and 2 ADA compliant parking spaces with dimensions no less than 12' x 18' [CCZO §1410].

13. **REVISED LANDSCAPE PLAN:** applicant shall submit a revised landscape plan showing a 5-foot strip of landscaping between the lodge and the proposed primary parking area [CCZO §1415.3 & §1415.8].

14. **REVISED SLEEPING HOUSE FLOOR PLAN:** applicant shall submit a revised floor plan to the planning record, removing the bathing facilities (showers) from sleep houses. Lavatories will be authorized [OAR 660-006-0031(6)(c)].

15. **WASTEWATER PERMIT(S) REQUIRED – SITE EVALUATION:** applicant shall provide evidence of a Site Evaluation approved by the Columbia County Sanitarian, to be submitted to Land Development Services prior to commencement of development and/or issuance of any building permits.

16. **PUBLIC WATER SYSTEM REQUIRED:** The applicant shall submit documentation from

the Oregon Health Authority (OHA) that the water system has been designated as a public water system.

17. **OREGON WATER RESOURCES DEPARTMENT (OWRD) PERMITS:**

- a) **POTABLE WATER:** The applicant shall submit documentation from OWRD that a water use permit has been issued or is otherwise not required, or a “will serve” verification letter from a water purveyor retains rights to appropriate.
- b) **POND:** The applicant shall obtain all necessary permits from OWRD for construction of the pond, and provide a copies of those permits, or alternative documentation from OWRD that construction of the pond is otherwise exempt from permitting requirements, prior to issuance of any building permit for grading activities or the commencement thereof.

18. **MIST-BIRKENFELD RFPD APPROVED FIRE SAFETY PROTECTION PLAN:** The applicant shall submit a copy of the fire protection plan required by OAR 660-006-0031(7)(b), that retains a signature of approval from an official of the Mist-Birkenfeld RFPD, or that is accompanied by documentation providing authorization from an official of the Mist-Birkenfeld RFPD.

19. **FIRE DISTRICT TEMPORARY ACCESS APPROVAL:** The applicant shall submit documentation confirming that the Mist-Birkenfeld RFPD has provided temporary access approval for the new driveway connecting to Nehalem Hwy.

20. **ODOT ACCESS PERMIT:** The applicant shall submit documentation from the Oregon Department of Transportation (ODOT) confirming that a Road Access Permit has been issued [CCZO §1412].

21. **RECORDATION OF WAIVER OF REMONSTRANCE:** The property owner shall sign and record with the Columbia County Clerk a Waiver of Remonstrance regarding past, current, or future accepted farm or forest operations of adjacent and nearby lands. Once recorded, copy of the recorded document shall be submitted to LDS prior to planning authorization for any building permits.

PRIOR TO RECEIVING A STATUS OF FINAL OCCUPANCY ON ANY BUILDING PERMIT:

22. **FIRE DISTRICT FINAL ACCESS APPROVAL:** The applicant shall submit documentation to Land Development Services (LDS) confirming the subject tract has final access approval from the Mist-Birkenfeld RFPD.

23. **ROAD ACCESS PERMIT – CONSTRUCTION APPROVED:** Documentation shall be submitted to LDS confirming the subject tract has final road access approval from ODOT.

24. **WASTEWATER PERMIT(S) REQUIRED – SEPTIC PERMIT:** The applicant shall obtain all sanitation permits as required by the County Sanitarian.

25. **PLANNING INSPECTION:** Prior to receiving final occupancy on the building permit for

the lodge structure, the applicant shall contact the Planning Director to request a planning inspection to verify compliance with the following requirements:

- a) The required number of parking spaces in the primary parking area adjacent to the lodge have been installed.
- b) Parking spaces are accurately sized and marked.
- c) The 5-foot landscape strip has been installed between the lodge and the proposed primary parking area.
- d) The required 5-foot wide pedestrian access aisle has been installed and marked.

ONGOING CONDITIONS OF APPROVAL: The following requirements are made ongoing conditions of approval.

- 26. The number of camp attendees/participants (including staff) shall be limited to 350 attendees at any given time, with the exception of eight nights during the calendar year, where no more than 499 persons may be present on site.
- 27. Overnight stays for adult programs primarily for individuals over 21 years of age, not including staff, shall not exceed 10 percent of the total camper nights offered by the youth camp.
- 28. A campground as described in ORS 215.283(2)(c), 215.213(2)(e) and OAR 660-006-0025(4)(e) shall not be established in conjunction with a youth camp.
- 29. The youth camp shall not interfere with the exercise of legally established water rights on adjacent properties.
- 30. In no instance will a sewage disposal facility as defined in OAR 660-011-0060(1)(f) be authorized to serve the youth camp.
- 31. No food services will be available to the public
- 32. A 130' fire break shall be maintained around all structures in the development accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and CCZO §510.2 &.3.
- 33. Clearing of any vegetation within 10' of property boundaries is prohibited in order to maintain compliance with the buffering standard of CCZO §1562(B).2
- 34. no portion of a tree or any other vegetation extend to within 15 feet of the outlet of a stove pipe or chimney
- 35. Parking area demarcation shall be maintained.

36. DRAINAGE: Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property. [CCZO §1414]
37. EXTERIOR LIGHTING: any installed lighting in the parking area or any exterior portions of any of the buildings shall be dark sky qualifying (“Dark Sky Approved”) fixtures.
38. WETLANDS: If in the future, any additional development is proposed on the subject property, a wetland delineation may be required. Applicant shall consult with the Department of State Lands (DSL) regarding the location of proposed development and any mapped or unmapped wetlands.
39. FLOODPLAIN DEVELOPMENT PERMIT(S): in the event that the revised site plan locates any structure within the floodplain, or if any additional structures are proposed within the mapped floodplain in the future, the applicant shall obtain approval of a floodplain development permit for each structure in the floodplain, prior to issuance of building permits for that structure.
40. CONTINUED COMPLIANCE WITH ALL LOCAL, STATE and FEDERAL PERMITS: Compliance with the conditions and requirements of all permits issued in service of the Youth Camp is required.

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES



KATE J. MCGUIRE
PLANNING DIVISION MANAGER

April 27, 2026
DATE